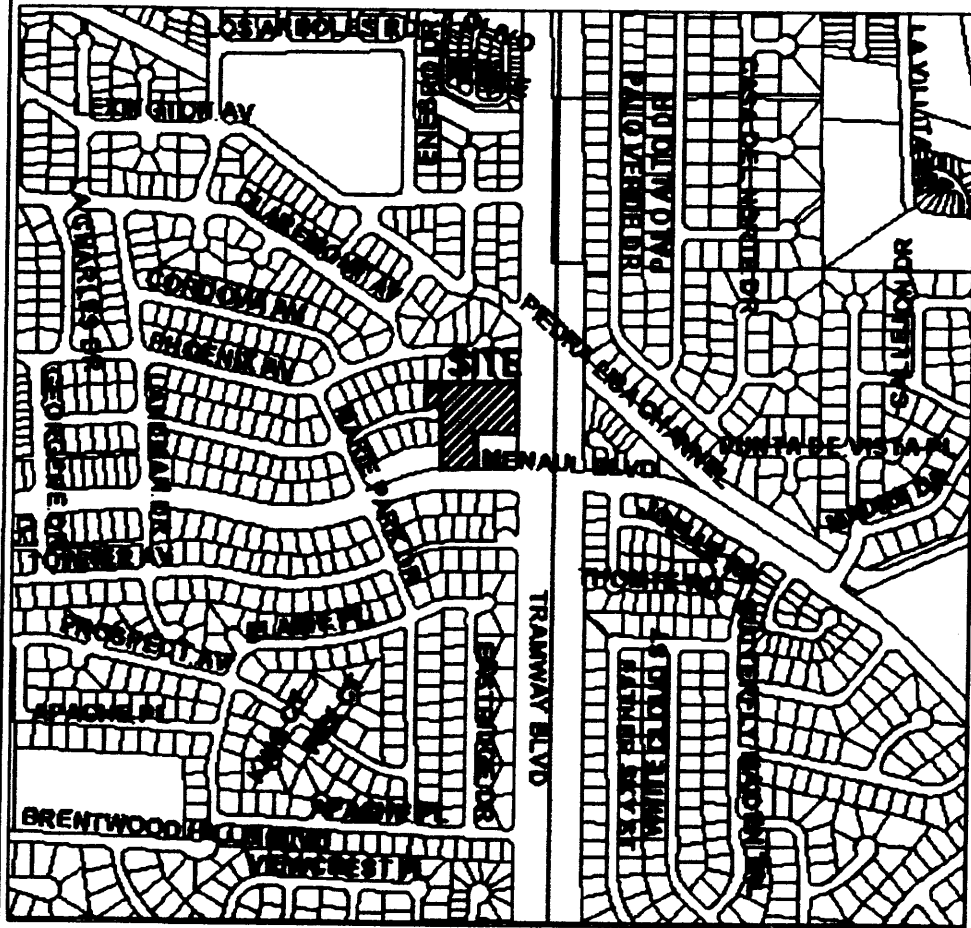


VICINITY MAP (H-22) NO SCALE



SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. H-22
3. Current Zoning C-1 (TR. A-2), R-1 (LOT 11-A)
4. Gross acreage 2.5408 Acres
5. Total Number of Lots/tracts/parcels as replatted: 2
6. No. of existing lots/tracts: 2
7. Miles of full width streets created: 0.0 mi.
8. Date of Survey: February, 2005
9. TALOS LOG NO.: 2005103054

PURPOSE OF PLAT:

The purpose of this plat is to replat one existing tract into two tracts and dedicate public right of way, and to replat one existing lot.

NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "NM 45-3A" and "NM 45-4A", and found monuments.
2. All distances are ground.
3. Monuments recovered and accepted or set are noted on plat.
4. Record bearings in parenthesis. Record bearings from the following sources:
Replat Block 5; Lots 7, 8 & 9, Block 6; Lots 9, 10, 11 & 12, Block 13; Lots 4 & 5, Block 14; BRENTWOOD HILLS, filed April 16, 1971; Vol. C7, folio 205
Plat of Tracts A-1 & A-2, BRENTWOOD HILLS, filed September 8, 1994; Map Book 94C, folio 300
5. No easements have been granted with this replat
6. Additional right-of-way is dedicated to the City of Albuquerque in fee simple with warranty by this plat as dimensioned, detailed and annotated hereon.
7. This replat shows all easements of record.
a: Five foot public utility easement from Plat recorded in Map Book D1, Folio 63 and in Map Book 94C, Folio 300. Easement is located along westerly line of Tract A-2.
b: Seven foot public utility easement from Plat recorded in Map Book C7, Folio 123 and in Map Book 94C, Folio 300. Easement is located along northerly line and easterly line of Tract A-2.
c: Private access easement for the benefit of Tract A-1 located along southerly boundary of Tract A-2, as shown on Plat recorded in Map Book 94C, Folio 300.
d: Seven foot public utility easement from Plat recorded in Map Book C7, Folio 205. Easement is located along northerly and easterly lines of Lot 11-A

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 022 059 504 331 11008 1 022 059 502 346 11039

PROPERTY OWNER OF RECORD:
CHAFFEE FAMILY LTD. PARTNERSHIP
BERNALILLO COUNTY TREASURER'S OFFICE
5/18/05

COUNTY CLERK RECORDING LABEL HERE

LEGAL DESCRIPTION

Lot numbered Eleven-A (11-A) in Block numbered Thirteen (13) of BRENTWOOD HILLS, Albuquerque, New Mexico, as the same is shown and designated on the Replat of Block 5; Lots 7, 8 and 9, Block 6; Lot 9, 10, 11 and 12, Block 13; and Lots 4, 5, and 6, Block 14, Brentwood Hills, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1971 in Volume C7, folio 205; AND Tract "A-2" of the Plat of Tracts A-1 & A-2, BRENTWOOD HILLS, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 8, 1994, in Map Book 94C, folio 300, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Property herein described, being a point on the Westerly Right of Way line of Tramway Boulevard, NE, from whence the ACS Monument "1-H23" (x=426,175.42, y=1,495,154.40, NMSF Central Zone, NAD 1927) bears S 39°31'48" E, 204.72 feet distant;
THENCE leaving said Westerly Right of Way line, S 89°14'18" W, a distance of 189.99 feet;
THENCE S 00°44'59" E, a distance of 163.06 feet to a point on the Northerly Right of Way line of Menaul Boulevard, NE;
THENCE following said Right of Way line, S 89°16'10" W, a distance of 154.84 feet to the Southwest corner of the Property herein described;
THENCE leaving said Northerly Right of Way line, N 00°45'51" W, a distance of 255.00 feet to a point of curve, being a point on the Easternmost end of Woodland Avenue, NE and also being the Southernmost corner of said Lot 11-A;
THENCE following the Northerly Right of Way line of Woodland Avenue, along a curve to the left having a radius of 35.00 feet, a central angle of 118°30'19", chord bearing N 73°29'26" W a distance of 66.84 feet, an arc length of 72.39 feet to a point of reverse curve;
THENCE continuing along said Right of Way along a curve to the right having a radius of 11.20 feet, a central angle of 55°27'08", chord bearing S 61°30'09" W a distance of 10.42 feet, an arc distance of 10.84 feet to the Southwest corner of Lot 11-A;
THENCE leaving said Right of Way line, N 00°45'51" W, a distance of 110.00 feet to the Northwest corner of Lot 11-A also being the Northwest corner of the Property herein described;
THENCE N 89°14'09" E, a distance of 73.05 feet;
THENCE N 00°45'51" W, a distance of 10.00 feet to the Northwest corner of Tract "A-2";
THENCE N 89°14'09" E, a distance of 344.87 feet to the Northeast corner of the Property herein described, being a point on the Westerly Right of Way line of Tramway Boulevard, NE;
THENCE following said Right of Way line, S 00°45'44" E, a distance of 227.04 feet to the Southeast corner of the Property herein described and the place of beginning, containing 2.5408 acres, more or less.

FREE CONSENT

The replatting of Lot 11-A, Block 13 Brentwood Hills and Tract A-2, Brentwood Hills and the dedication of additional street right-of-way to the City of Albuquerque, New Mexico, a New Mexico municipal corporation, in fee simple with warranty covenants, is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Robert F. McKeen
Robert F. McKeen
Iris M. McKeen
Iris M. McKeen

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss



OFFICIAL SEAL
DANIELLA MAHABIR
NOTARY PUBLIC STATE OF NEW MEXICO

My commission expires: April 16, 2007

On this 7 day of March, 2005, the foregoing instrument was acknowledged before me by Robert F. McKeen and Iris M. McKeen, owners of Lot 11-A, Block 13, BRENTWOOD HILLS

My Commission expires April 16, 2007
Daniella Mahabir
Notary Public

Harold Chaffee
Harold Chaffee, General Partner, Chaffee Family Limited Partnership

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss



OFFICIAL SEAL
H.E. VEITCH
NOTARY PUBLIC STATE OF NEW MEXICO

My commission expires: 8-10-07

On this 7 day of March, 2005, the foregoing instrument was acknowledged before me by Harold Chaffee, General Partner, The Chaffee Family Limited Partnership, owner of Tract A-2, BRENTWOOD HILLS, on behalf of said limited partnership.

My Commission expires Aug. 10, 2007
H. Veitch
Notary Public

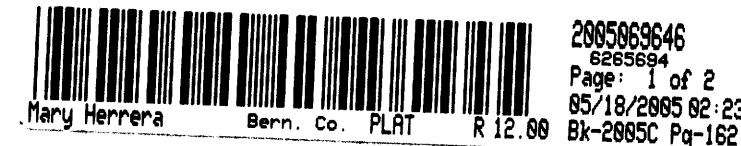
1001778 scanned 10/30/06
PMJ

PLAT OF
LOT 11-A-1, BLOCK 13
AND TRACTS A-2-A & A-2-B
BRENTWOOD HILLS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 11-A, BLOCK 13 AND TRACT A-2
BRENTWOOD HILLS
WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
MARCH 2005

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 100 1778 APPLICATION NO. 05 DRB 00392

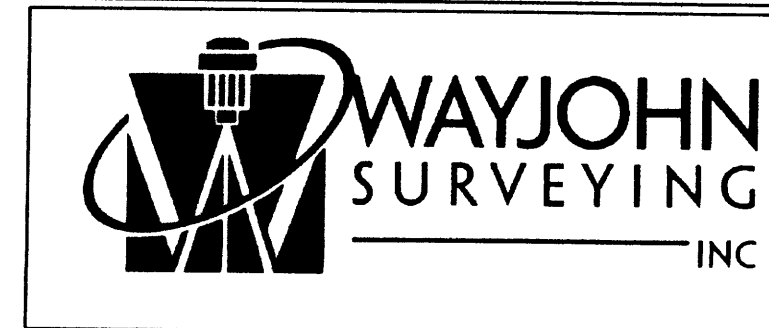
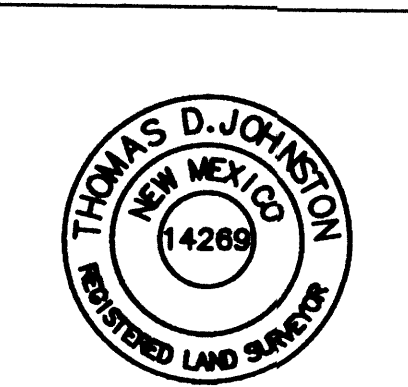
- Sharon Nelson 4/20/05 Date
DRB Chairperson, Planning Department, City of Albuquerque
- John J. ... 4-13-05 Date
Traffic Engineer, City of Albuquerque
- Roger & Sharon 4-13-05 Date
Water Utilities Department, City of Albuquerque
- ... 3-8-05 Date
City Surveyor, City of Albuquerque
- Christina Dandoal 4/13/05 Date
Parks and Recreation, City of Albuquerque
- Bradley L. Bigham 4/13/05 Date
A.M.A.F.C.A.
- Bradley L. Bigham 4/13/05 Date
City Engineer, City of Albuquerque



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
Thomas D. Johnston, N.M.P.S. No. 14269
3.07.05 Date



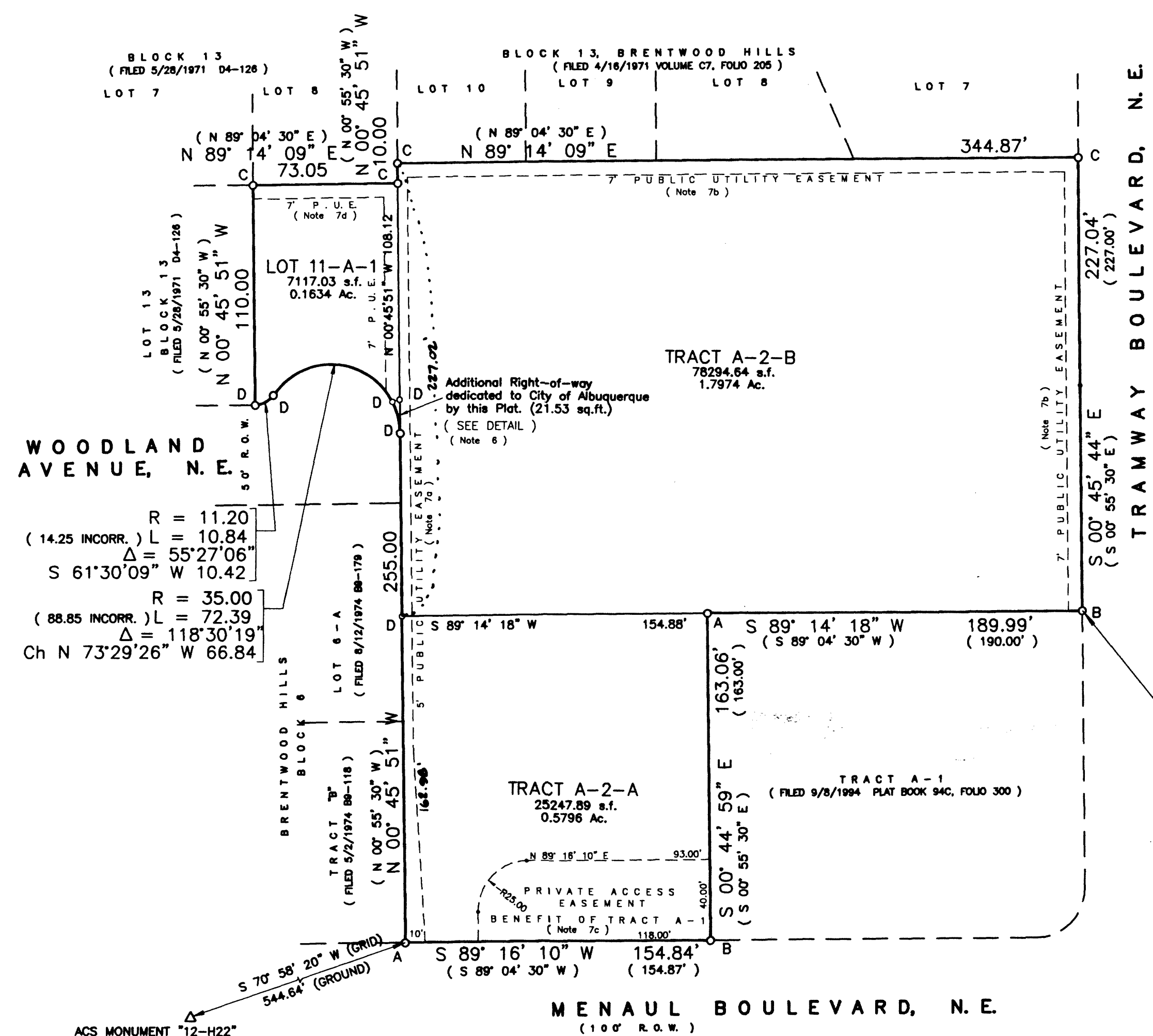
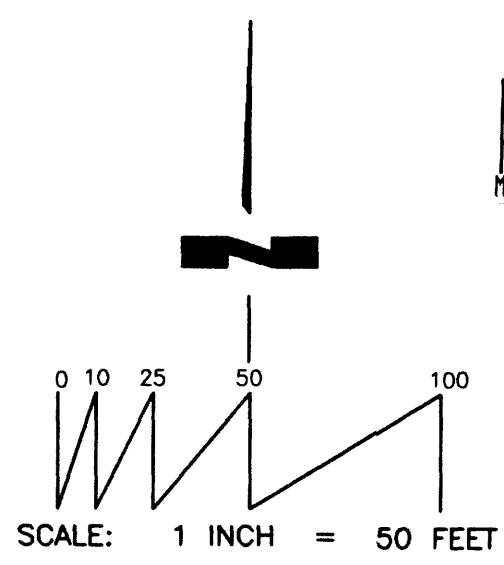
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNERS: CHAFFEE FAMILY LTD. PARTNERSHIP, (TRA-2) ROBERT & IRIS MCKEEN (LOT 11-A)	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005
LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	CHECKED: T D J	DRAWING NO. SP-2-03-2005	SHEET 1 OF 2

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
 LOT 11-A-1, BLOCK 13
 AND TRACTS A-2-A & A-2-B
BRENTWOOD HILLS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 11-A, BLOCK 13 AND TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM

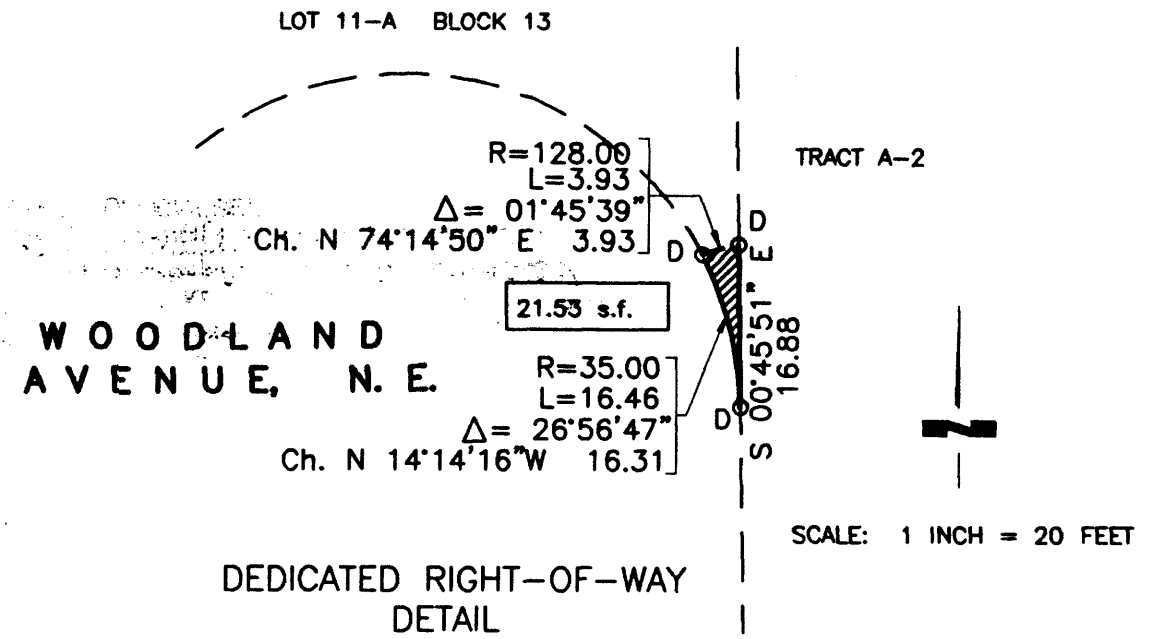
MARCH 2005



WOODLAND AVENUE, N.E.

$R = 11.20$
 (14.25 INCORR.) $L = 10.84$
 $\Delta = 55^{\circ}27'06''$
 S $61^{\circ}30'09''$ W 10.42

$R = 35.00$
 (88.85 INCORR.) $L = 72.39$
 $\Delta = 118^{\circ}30'19''$
 Ch N $73^{\circ}29'26''$ W 66.84

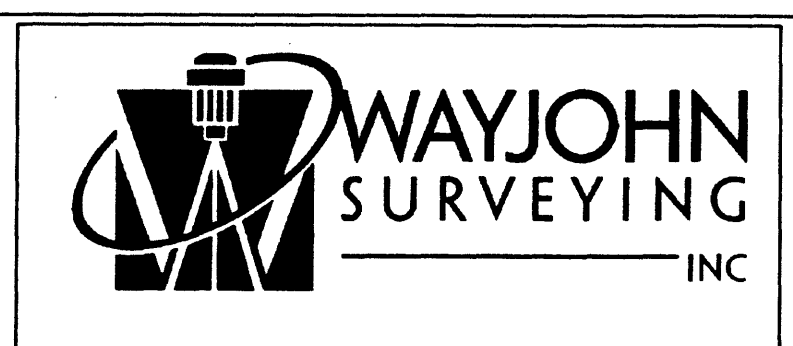
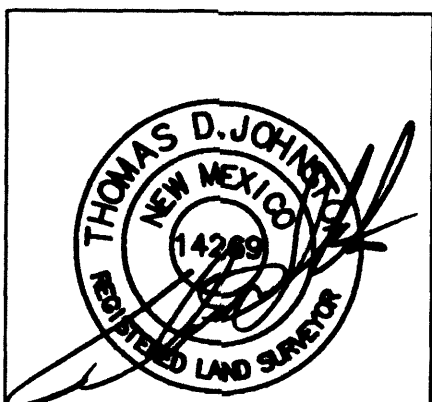


ACS MONUMENT "1-H23"
 $x = 428,175.42$
 $y = 1,495,154.40$
 Ground-10-Grid:
 0.99962797
 Delta Alpha: $-00^{\circ}06'31''$
 NAD 1927
 EL: 5819.496 (NGVD 1929)

ACS MONUMENT "12-H22"
 $x = 428,187.57$
 $y = 1,494,987.19$
 Ground-10-Grid:
 0.99963021
 Delta Alpha: $-00^{\circ}08'38''$
 NAD 1927
 EL: 5776.251 (NGVD 1929)

MONUMENTATION LEGEND

A: FOUND #4 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP "LS 6126"
 C: SET PK NAIL AND DISK "PS 14269"
 D: SET 1/2" REBAR, CAP "WAYJOHN PS 14269"
 ALL FOUND MONUMENTS TAGGED "WAYJOHN PS 14269"

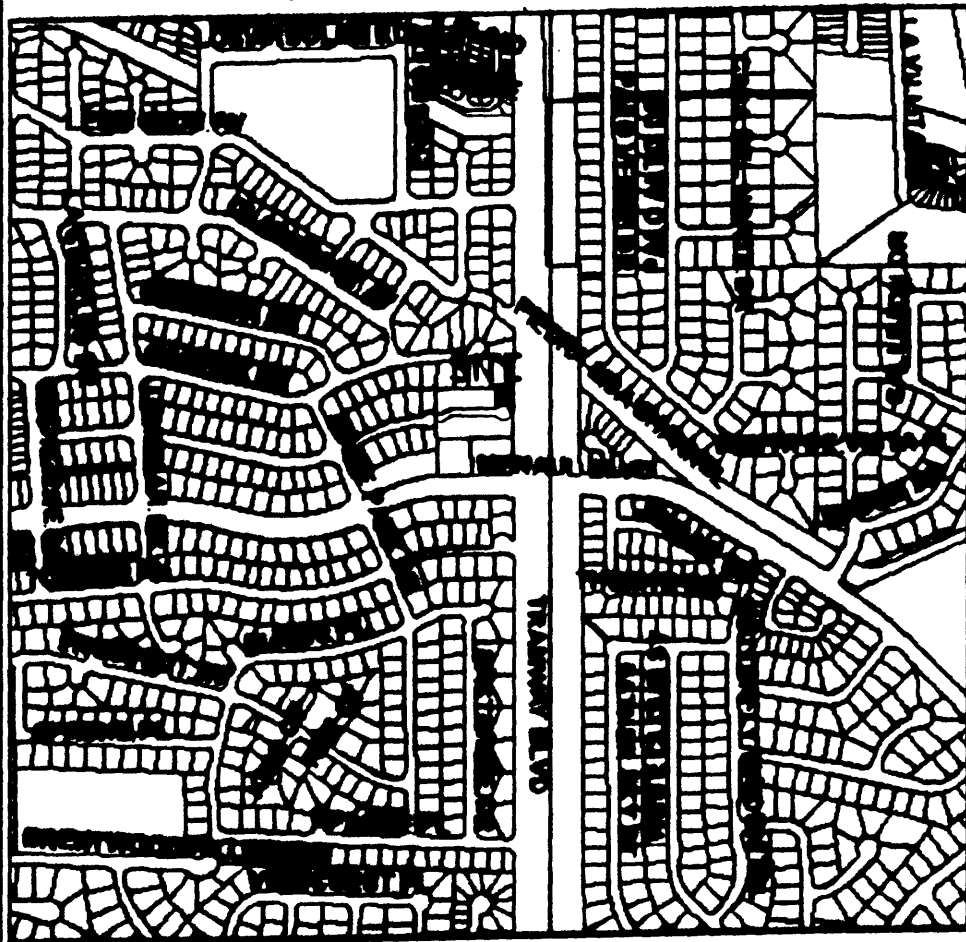


330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNERS: CHAFFEE FAMILY LTD. PARTNERSHIP, (TRA-2) ROBERT & IRIS McKEEN (LOT 11-A) LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005
	CHECKED: T D J	DRAWING NO. SP-2-03-2005	MAR 2005 SHEET 2 OF 2

Pray 1001778 *revised* 10/30/06

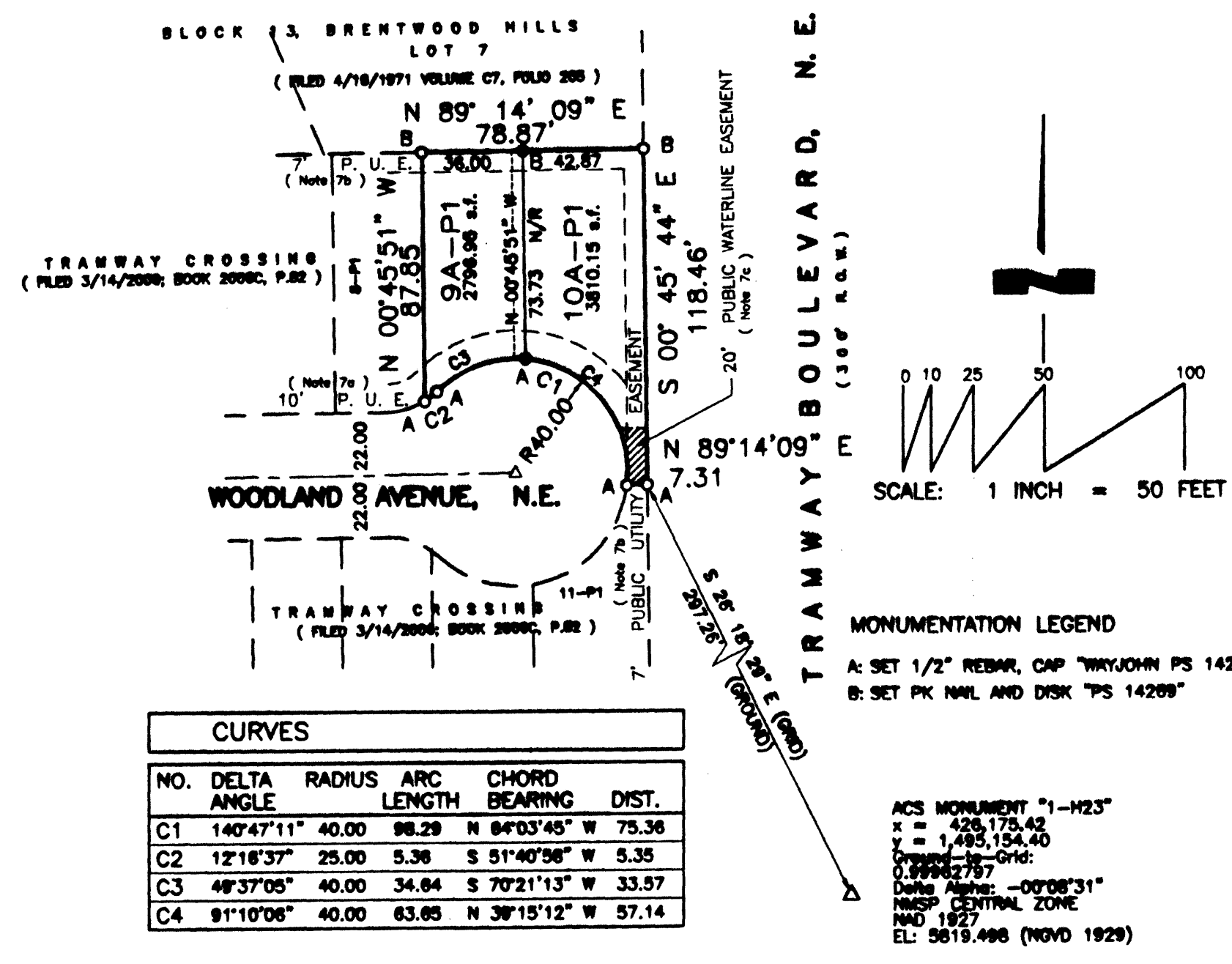
VICINITY MAP (H-22) NO SCALE



PLAT OF
 LOTS 9A-P1 AND 10A-P1
TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 9-P1 AND 10-P1
 TRAMWAY CROSSING
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
 MARCH 2006

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1001778 APPLICATION NO. 06-00518

- 4/19/06 Date
DRB Chairperson, Planning Department, City of Albuquerque
- 4-19-06 Date
Traffic Engineer, City of Albuquerque
- 4-19-06 Date
Water Utilities Director, City of Albuquerque
- 4-4-06 Date
City Surveyor, City of Albuquerque
- 4/19/06 Date
Parks and Recreation, City of Albuquerque
- 4/19/06 Date
A.M.A.F.C.A.
- 4/19/06 Date
City Engineer, City of Albuquerque
- N/A Date
PHM Gas and Electric Services
- N/A Date
Qwest Telecommunications
- N/A Date
Comcast Cable



NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.
C1	140°47'11"	40.00	98.29	N 84°03'45" W	75.36
C2	12°18'37"	25.00	5.36	S 51°40'56" W	5.35
C3	48°37'05"	40.00	34.84	S 70°21'13" W	33.57
C4	91°10'06"	40.00	63.65	N 38°15'12" W	57.14

- SUBMISSION DATA
- DRB Proj. No.
 - Zone Atlas Index No. H-22
 - Current Zoning R-T (20 Lots, maximum)
 - Gross acreage 0.1517 Acre
 - Total Number of Lots created - 0 -
 - No. of existing lots: 2
 - Date of Survey: March 2006
 - TALOS LOG NO.: 2006130689

PURPOSE OF PLAT:
 The sole purpose of this plat is the relocation of an interior lot line.

- NOTES
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "M 45-3A" and "M 45-4A", and found monuments.
 - All distances are ground.
 - Monuments recovered and accepted or set are noted on plat.
 - Bearings and distances are record and agree with recorded plat of TRAMWAY CROSSING, filed March 14, 2006; Bk. 2006C, page 82.
 - No easements have been granted by this plat.
 - No street right-of-way has been dedicated by this plat.
 - This replat shows all easements of record.
 - a: Existing Ten foot public utility easement granted by plat of TRAMWAY CROSSING, filed March 14, 2006, in Plat Book 2006C, page 82.
 - b: Existing Seven foot public utility easement from Plat recorded in Map Book C7, Folio 123, and as it appears on plat of TRAMWAY CROSSING, filed March 14, 2006 in Book 2006C, page 82.
 - c: Existing Twenty foot Public Waterline Easement from plat of TRAMWAY CROSSING, filed March 14, 2006 in Book 2006C, page 82.

LEGAL DESCRIPTION
 Lots numbered Nine-P-One (9-P1) and Ten-P-One (10-P1), of TRAMWAY CROSSING, a Subdivision in the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 14, 2006, in Plat Book 2006C, page 82.

FREE CONSENT AND DEDICATION:
 The redivision of Lots 9-P1 and 10-P1, TRAMWAY CROSSING as herein described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s). Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land shown herein.

Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation.

ACKNOWLEDGMENT
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

On this 30th day of March, 2006, the foregoing instrument was acknowledged before me by Philip Lindborg, authorized representative of Dragonfly Development, Inc., a New Mexico Corporation, on behalf of said corporation.

Notary Public:

My commission expires 7/10/06

SURVEYOR'S CERTIFICATE
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269
 3-30-2006 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT THESE ARE CURRENT AND PAID OFF
 UPON: 103265935015171018

PROPERTY OWNER OF RECORD:
Philip Lindborg
 BERNALILLO COUNTY TREASURER'S OFFICE
David Mares 4-19-06

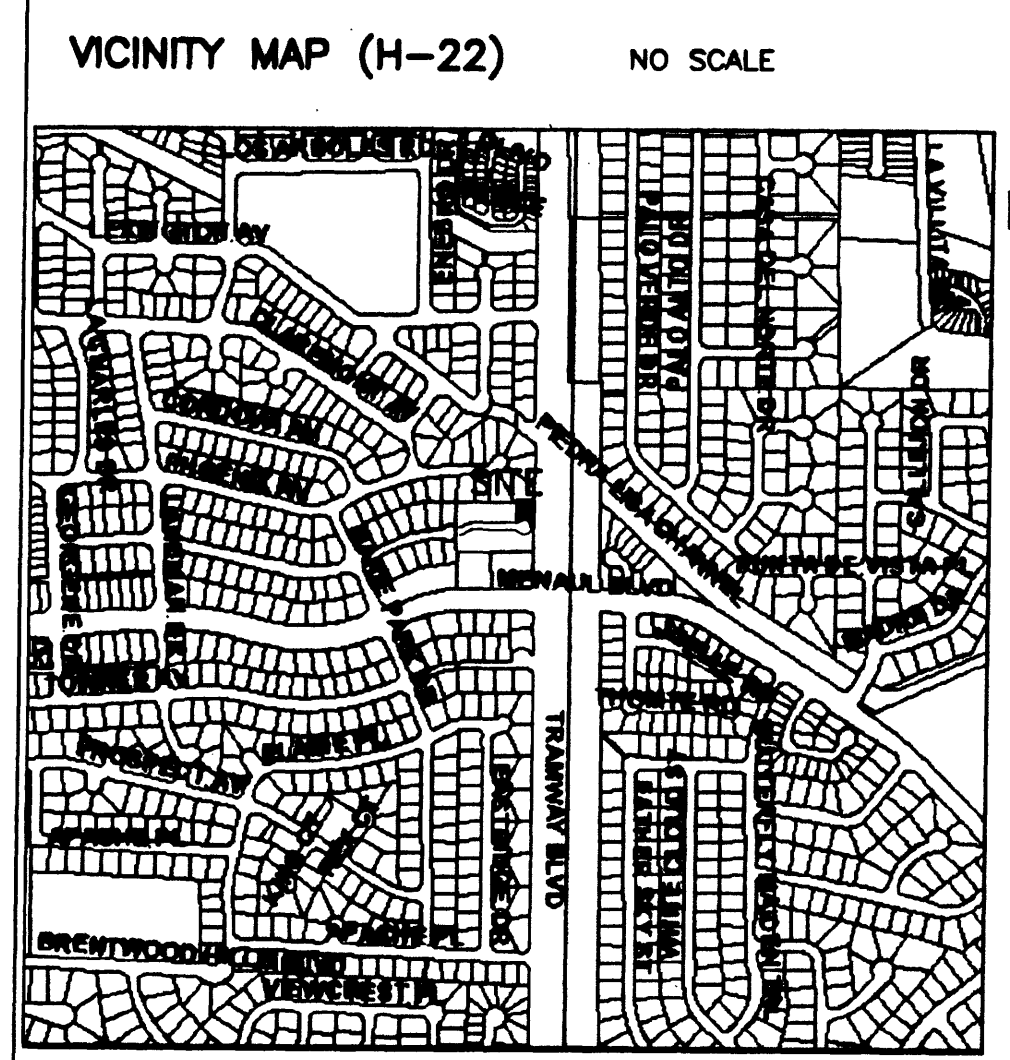
WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2032 FAX: (505) 255-2887

READING INFORMATION FOR COUNTY CLERK	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005C
OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10, T. 10 N., R. 4 E., ALBUQ. SUBDIVISION: BRENTWOOD HILLS	CHECKED: T D J	MARCH 2006	SHEET 1 OF 1
	DRAWING NO. SP 20305C		

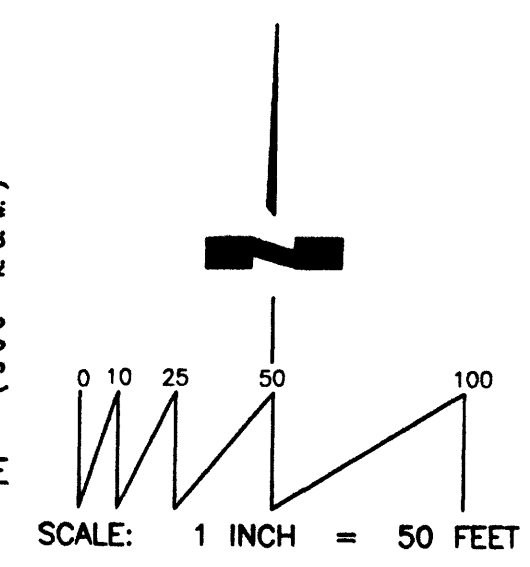
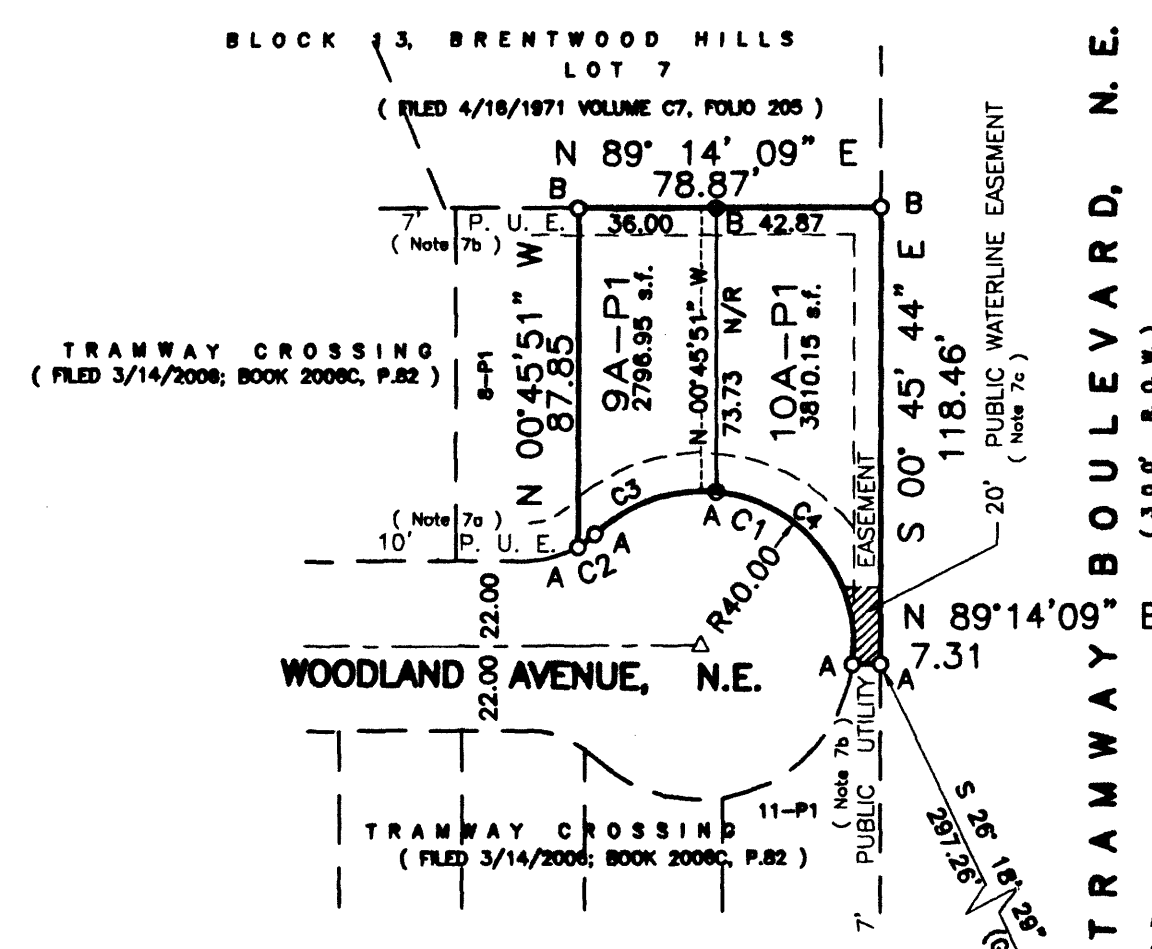
Scanned
10/30/06

PM 1001778



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 9A-P1 AND 10A-P1
TRAMWAY CROSSING
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOTS 9-P1 AND 10-P1
TRAMWAY CROSSING
WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
MARCH 2006



CURVES

NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.
C1	140°47'11"	40.00	98.29	N 64°03'45" W	75.36
C2	12°16'37"	25.00	5.36	S 51°40'58" W	5.35
C3	49°37'05"	40.00	34.64	S 70°21'13" W	33.57
C4	91°10'08"	40.00	63.65	N 39°15'12" W	57.14

- SUBDIVISION DATA
- DRB Proj. No.
 - Zone Atlas Index No. H-22
 - Current Zoning R-T (20 Lots, maximum)
 - Gross acreage 0.1517 Acre
 - Total Number of Lots created - 0 -
 - No. of existing lots: 2
 - Date of Survey: March 2006
 - TALOS LOG NO.: 2006130689

PURPOSE OF PLAT:
The sole purpose of this plat is the relocation of an interior lot line.

- NOTES
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "NM 45-3A" and NM 45-4A, and found monuments.
 - All distances are ground.
 - Monuments recovered and accepted or set are noted on plat.
 - Bearings and distances are record and agree with recorded plat of TRAMWAY CROSSING, filed March 14, 2006; Bk. 2006C, page 82.
 - No easements have been granted by this plat.
 - No street right-of-way has been dedicated by this plat.
 - This replat shows all easements of record.
 - Existing Ten foot public utility easement granted by plat of TRAMWAY CROSSING, filed March 14, 2006, in Plat Book 2006C, page 82.
 - Existing Seven foot public utility easement from Plat recorded in Map Book C7, Folio 123, and as it appears on plat of TRAMWAY CROSSING, filed March 14, 2006 in Book 2006C, page 82.
 - Existing Twenty foot Public Waterline Easement from plat of TRAMWAY CROSSING, filed March 14, 2006 in Book 2006C, page 82.

LEGAL DESCRIPTION
Lots numbered Nine-P-One (9-P1) and Ten-P-One (10-P1), of TRAMWAY CROSSING, a Subdivision in the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 14, 2006, in Plat Book 2006C, page 82.

FREE CONSENT AND DEDICATION:
The redivision of Lots 9-P1 and 10-P1, TRAMWAY CROSSING as hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s). Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land shown hereon.

Philip Lindborg
Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation.

ACKNOWLEDGMENT
STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }

On this 30th day of March, 2006, the foregoing instrument was acknowledged before me by Philip Lindborg, authorized representative of Dragonfly Development, Inc., a New Mexico Corporation, on behalf of said corporation.

Notary Public *[Signature]*
My commission expires 7/10/06

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. _____ APPLICATION NO. _____

PRELIMINARY PLAT
APPROVED BY DRB

DRB Chairperson, Planning Department, City of Albuquerque _____ Date _____

Traffic Engineer, City of Albuquerque _____ Date _____

Water Utilities Department, City of Albuquerque _____ Date _____

[Signature] City Surveyor, City of Albuquerque 4-4-06 Date _____

Parks and Recreation, City of Albuquerque _____ Date _____

A.M.A.F.C.A. _____ Date _____

City Engineer, City of Albuquerque _____ Date _____

PNM Gas and Electric Services _____ Date _____

Qwest Telecommunications _____ Date _____

Comcast Cable _____ Date _____

SURVEYOR'S CERTIFICATE
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] Thomas D. Johnston, N.M.P.S. No. 14269 3-30-2006 Date

WAYJOHN SURVEYING INC.

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005C
OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	CHECKED: T D J	MARCH 2006	SHEET 1 OF 1

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____

PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE

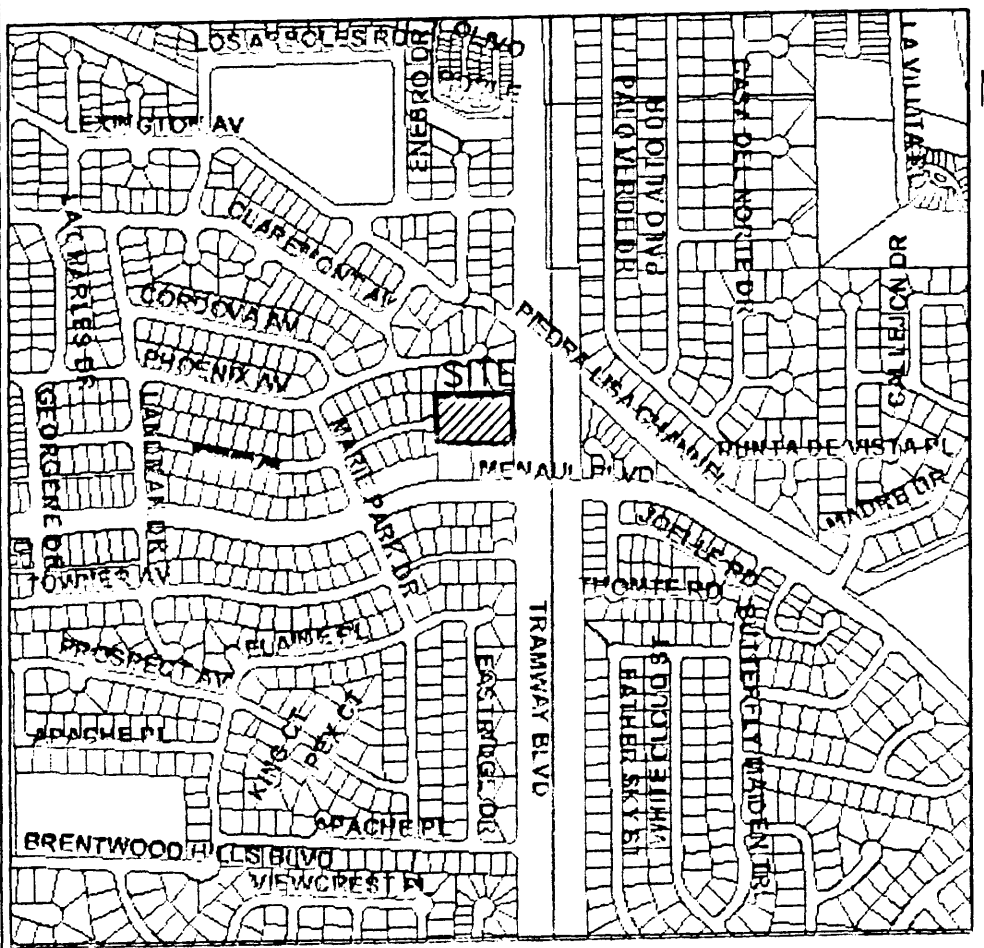
7-10-06

Proj 1001778
 Planned 10/30/06

PRELIMINARY PLAT
 APPROVED BY DRB

ON 11/7/05

VICINITY MAP (H-22) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
 NOVEMBER 2005

PUBLIC UTILITY EASEMENTS
 Public Utility Easements shown on this plat are granted for the common and joint use of:
 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

LEGAL DESCRIPTION

Tract A-2-B of the Plat of Tracts A-2-A & A-2-B, BRENTWOOD HILLS, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 18, 2005, 2005, in Map Book 2005C, Page 162, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Property herein described, being a point on the Westerly Right of Way line of Tramway Boulevard, NE, from whence the ACS Monument "1-H23" (x=426,175.42, y=1,495,154.40, NMSF Central Zone, NAD 1927) bears S 39° 31' 46" E, 204.72 feet distant;
 THENCE leaving said Westerly Right of Way line, S 89° 14' 18" W, 344.87 feet to the Southwest corner;
 THENCE, along the Westerly line of said Tract A-2-B, N 00° 45' 51" W, 227.02 feet to the Northwest corner;
 THENCE, along the Northerly line of said Tract A-2-B, N 89° 14' 09" E, 344.87 feet to the Northeast corner; being a point on the Westerly Right of Way line of Tramway Boulevard, NE;
 THENCE along said Westerly Right of Way line, S 00° 45' 44" E, 227.04 feet to the Point of Beginning and containing 1.7974 acres, more or less.

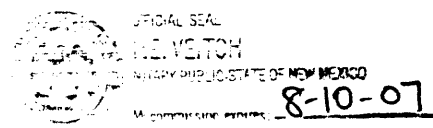
FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution line, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owners do hereby dedicate all public street rights-of-way as shown hereon in fee simple with warranty covenants to the City of Albuquerque, a municipal corporation. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Philip Lindborg
 Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 23rd day of November, 2005, the foregoing instrument was acknowledged before me by Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission expires 8-10-07

Thomas D. Johnston
 Notary Public

PROJECT NUMBER: _____

Application Number: _____

Utility Approvals:

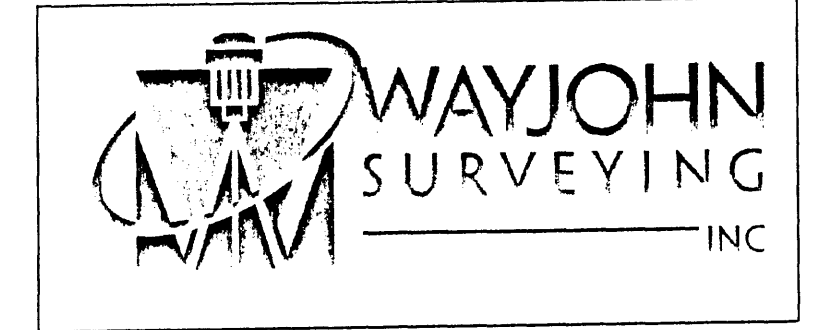
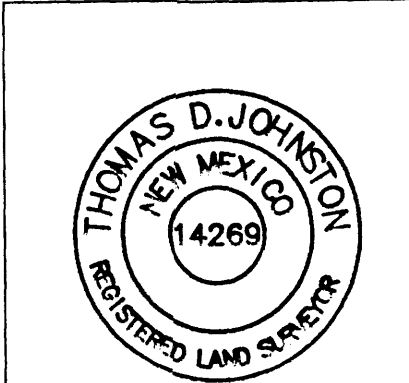
PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
Qwest Telecommunications	_____	Date	_____
Comcast Cable	_____	Date	_____
City Approvals:	<i>Philip Lindborg</i>	Date	<u>11-23-05</u>
City Surveyor	_____	Date	_____
Real Property Division	_____	Date	_____
Environmental Health Department	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
Water Utility Department	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
 Thomas D. Johnston, N.M.P.S. No. 14269

11-23-05
 Date



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005B
OWNER: DRAGONFLY DEVELOPMENT	CHECKED: T D J	DRAWING NO. SP 20305B	SHEET 1 OF 2
LOCATION: SECTION 10, T. 10 N., R. 4 E., N.M.P.M.		MAY 2005	
SUBDIVISION: BRENTWOOD HILLS			

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. H-22
- Current Zoning R-T (20 Lots, maximum)
- Gross acreage 1.7974 Acres
- Total Number of Lots created - 20 -
- No. of existing tracts: 1
- Miles of full width streets created: 0.058 mi.
- Date of Survey: February, 2004
- TALOS LOG NO.: 2004190357

PURPOSE OF PLAT:

The purpose of this plat is to replat one existing lot into twenty residential lots, dedicate public right of way and grant easements.

NOTES

- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "NM 45-3A" and NM 45-4A, and found monuments.
- All distances are ground.
- Monuments recovered and accepted or set are noted on plat.
- Record bearings and distances in parenthesis. Record dimensions from the following source:
 - Plat of Tracts A-1 and A-2, BRENTWOOD HILLS filed SEPTEMBER 8, 1994; Map Book 94C, folio 300.
- Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
- Street right-of-way is dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
- This replat shows all easements of record.
 - Five foot public utility easement from Plat recorded in Map Book D1, Folio 63 and in Map Book 94C, Folio 300. Easement is located along westerly line of Tract A-2.
 - Seven foot public utility easement from Plat recorded in Map Book C7, Folio 123 and in Map Book 94C, Folio 300. Easement is located along northerly line and easterly line of Tract A-2.

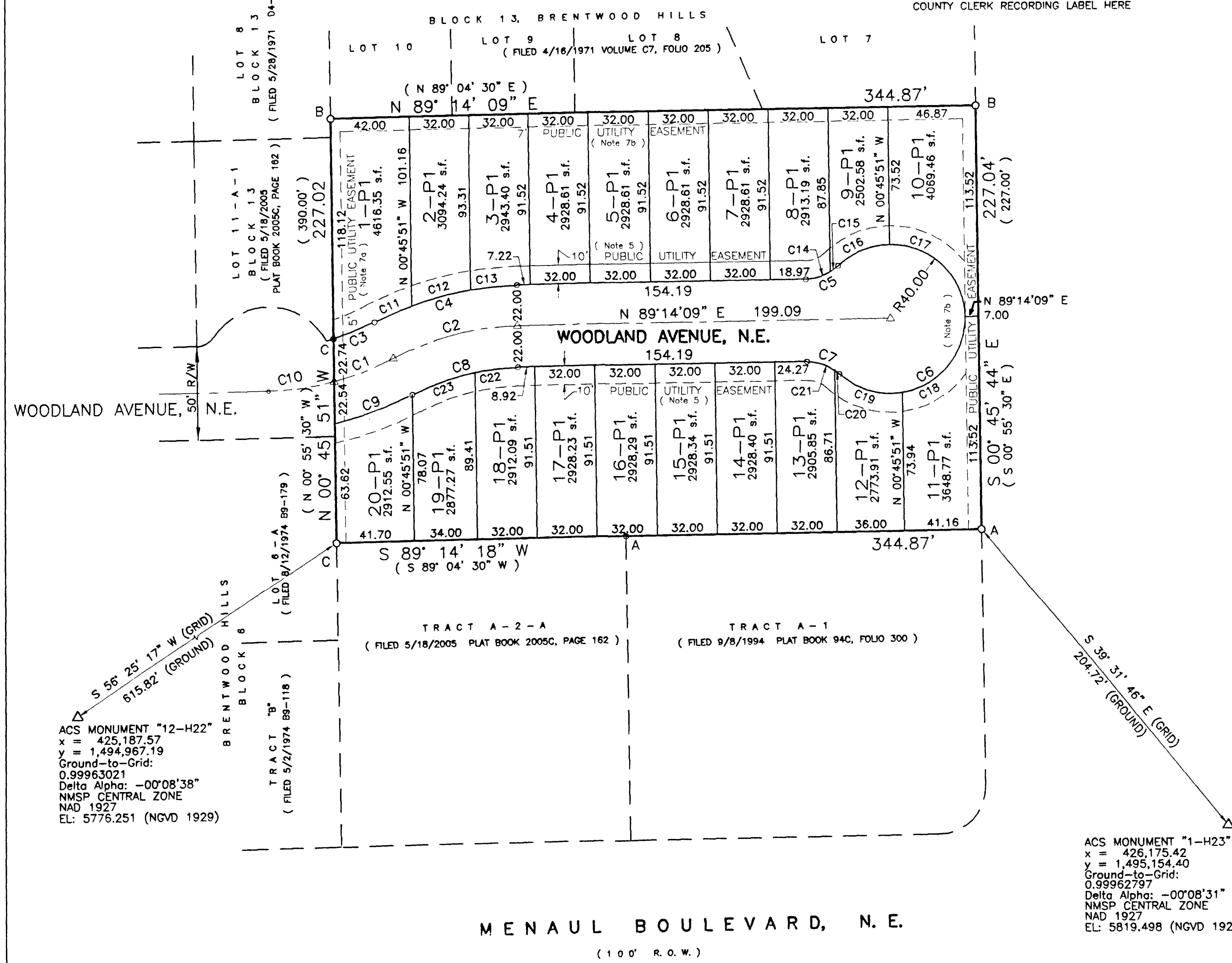
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 011 057 468 026 40925

PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURER'S OFFICE

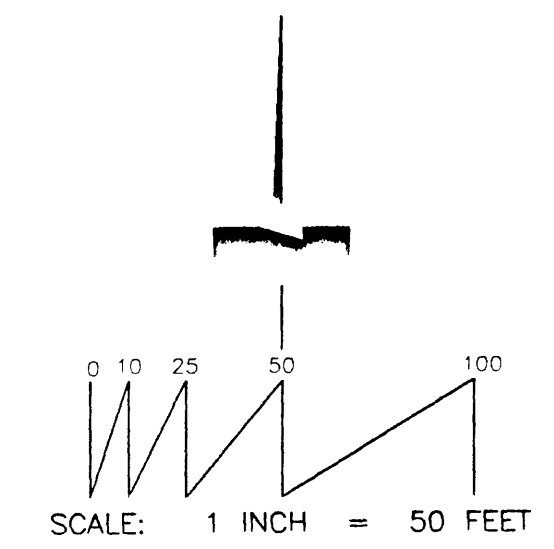
PLAT OF
TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM

NOVEMBER 2005



TRAMWAY BOULEVARD, N.E.
 (300' R.O.W.)



MONUMENTATION LEGEND

- A: FOUND #4 REBAR AND CAP "LS 6126"
- B: SET PK NAIL AND DISK "PS 14269"
- C: SET 1/2" REBAR, CAP "WAYJOHN PS 14269"

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

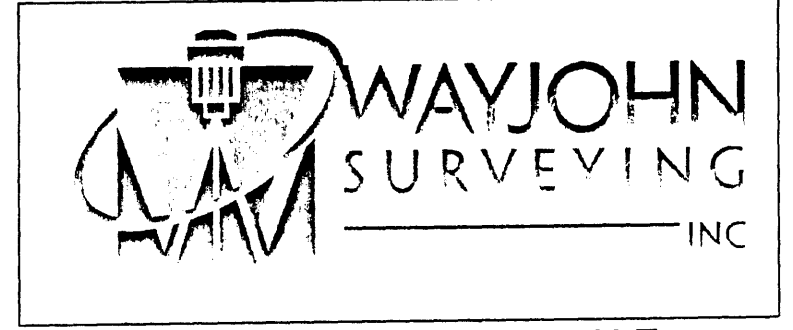
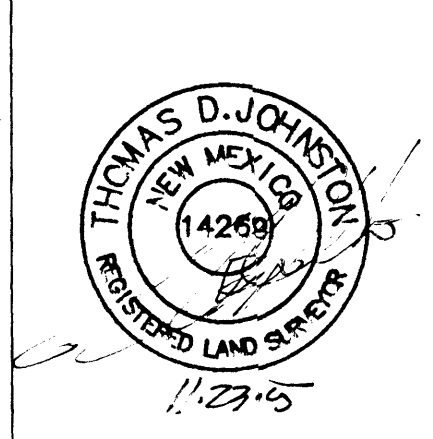
BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

ACS MONUMENT "12-H22"
 x = 425,187.57
 y = 1,494,967.19
 Ground-to-Grid:
 0.99963021
 Delta Alpha: -00°08'38"
 NMSP CENTRAL ZONE
 NAD 1927
 EL: 5776.251 (NGVD 1929)

ACS MONUMENT "1-H23"
 x = 426,175.42
 y = 1,495,154.40
 Ground-to-Grid:
 0.99962797
 Delta Alpha: -00°08'31"
 NMSP CENTRAL ZONE
 NAD 1927
 EL: 5819.498 (NGVD 1929)

CURVES					CURVES					CURVES							
NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.	NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.	NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.
C1	12°59'26"	150.00	34.01	N 69°14'58" E	33.94	C11	07°12'24"	172.00	21.63	N 66°21'19" E	21.62	C21	36°06'28"	25.00	15.76	S 72°42'39" E	15.50
C2	26°29'00"	150.00	69.33	N 75°59'37" E	68.72	C12	10°59'33"	172.00	33.00	N 75°27'17" E	32.95	C22	10°23'17"	128.00	23.21	N 84°02'29" E	23.18
C3	10°36'54"	128.00	23.71	N 68°03'34" E	23.68	C13	08°17'03"	172.00	24.87	N 85°05'35" E	24.85	C23	16°05'44"	128.00	35.96	N 70°47'58" E	35.84
C4	26°29'00"	172.00	79.50	N 75°59'37" E	78.80	C14	31°24'50"	25.00	13.71	N 73°31'42" E	13.54						
C5	43°41'27"	25.00	19.06	N 67°23'23" E	18.61	C15	12°16'37"	25.00	5.36	N 51°40'58" E	5.35						
C6	272°37'06"	40.00	186.67	-	-	C16	43°52'41"	40.00	30.63	N 67°29'00" E	29.89						
C7	43°41'47"	25.00	19.06	S 68°55'09" E	18.61	C17	89°49'05"	40.00	62.70	S 45°40'07" E	56.48						
C8	26°29'00"	128.00	59.15	N 75°59'37" E	58.64	C18	81°36'36"	40.00	56.97	N 40°02'44" E	52.28						
C9	14°44'34"	172.00	44.26	N 70°07'24" E	44.14	C19	52°04'32"	40.00	36.36	S 73°06'42" E	35.12						
C10	13°29'36"	150.00	35.33	N 82°29'21" E	35.24	C20	07°34'59"	25.00	3.31	S 50°51'55" E	3.31						

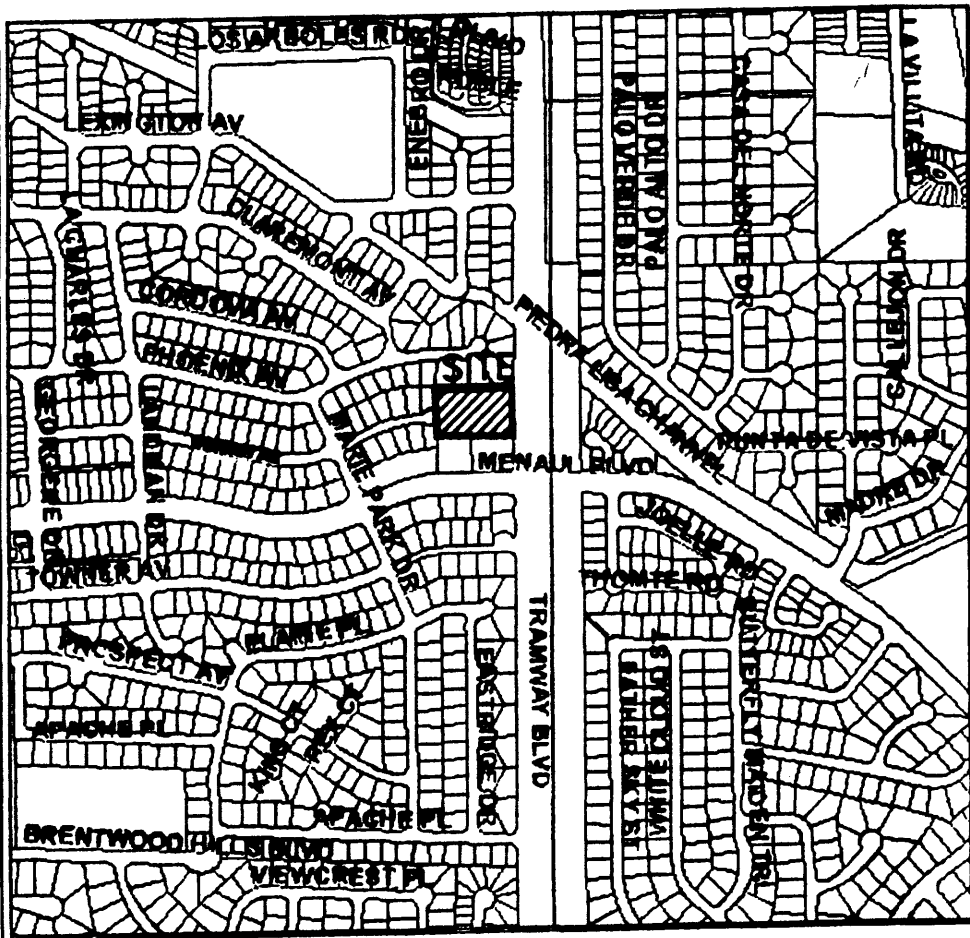


330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005B
OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	CHECKED: T D J	MAY 2005	SHEET 2 OF 2

PROJ 1001778
 Planned 10/30/06

VICINITY MAP (H-22) NO SCALE



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COUNTY CLERK RECORDING LABEL HERE

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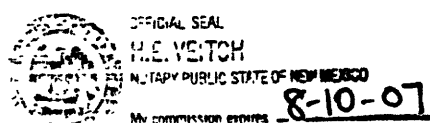
FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution line, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owners do hereby dedicate all public street rights-of-way as shown hereon in fee simple with warranty covenants to the City of Albuquerque, a municipal corporation. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Philip Lindborg
 Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 20th day of November, 2005, the foregoing instrument was acknowledged

before me by Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission expires 8-10-07

U.C. Johnston
 Notary Public

PLAT OF
TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
 NOVEMBER 2005

PROJECT NUMBER: 1001778

Application Number: 05DRB-01793

Utility Approvals:	Date
<i>Sean D. Mads</i> PNM Electric Services	1-26-06
<i>Sean D. Mads</i> PNM Gas Services	1-26-06
<i>Don Caplan</i> Qwest Telecommunications	2-2-06
<i>John Burson</i> Comcast Cable	1-27-06
City Approvals:	Date
<i>John B. Hart</i> City Surveyor	11-23-05
<i>Pat H. Howell</i> Real Property Division	3-1-06
<i>N/A</i> Environmental Health Department	3-14-06
<i>John B. Hart</i> Traffic Engineering/Transportation Division	12-7-05
<i>Roger J. Green</i> Water Utility Department	3-14-06
<i>Christine Sanderson</i> Parks and Recreation Department	12/7/05
<i>Bradley A. Bingham</i> AMAFA	12/7/05
<i>Bradley A. Bingham</i> City Engineer	12/7/05
<i>Andrew J. Garcia</i> DRB Chairperson, Planning Department	3-14-06

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
 Thomas D. Johnston, N.M.P.S. No. 14269

11-23-05
 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K CHECKED: T D J DRAWING NO. SP 20305B	SCALE: 1" = 50' MAY 2005	FILE NO. SP-2-03-2005B SHEET 1 OF 2

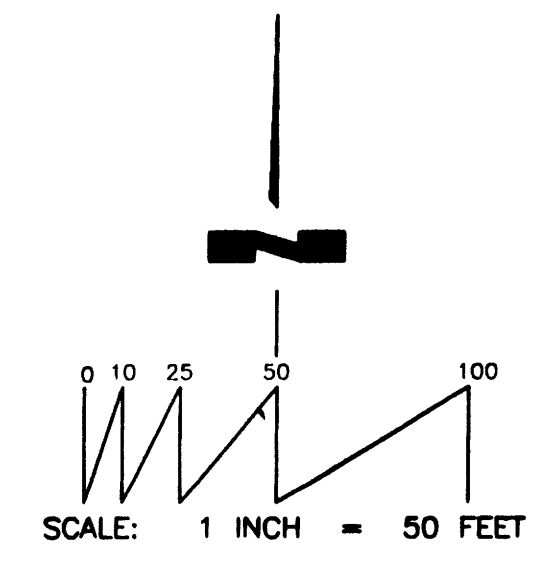
FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPCA # 1022-05950733711048
 PROPERTY OWNER OF RECORD: Dragonfly Development Inc. 3/14/06
 BERNALILLO COUNTY TREASURER'S OFFICE

2006036196
 6423757
 Page: 2 of 2
 83/14/2006 83:36P
 BX-2806C Pg-82
 Mary Herrera Bern. Co. PLAT R 12.08

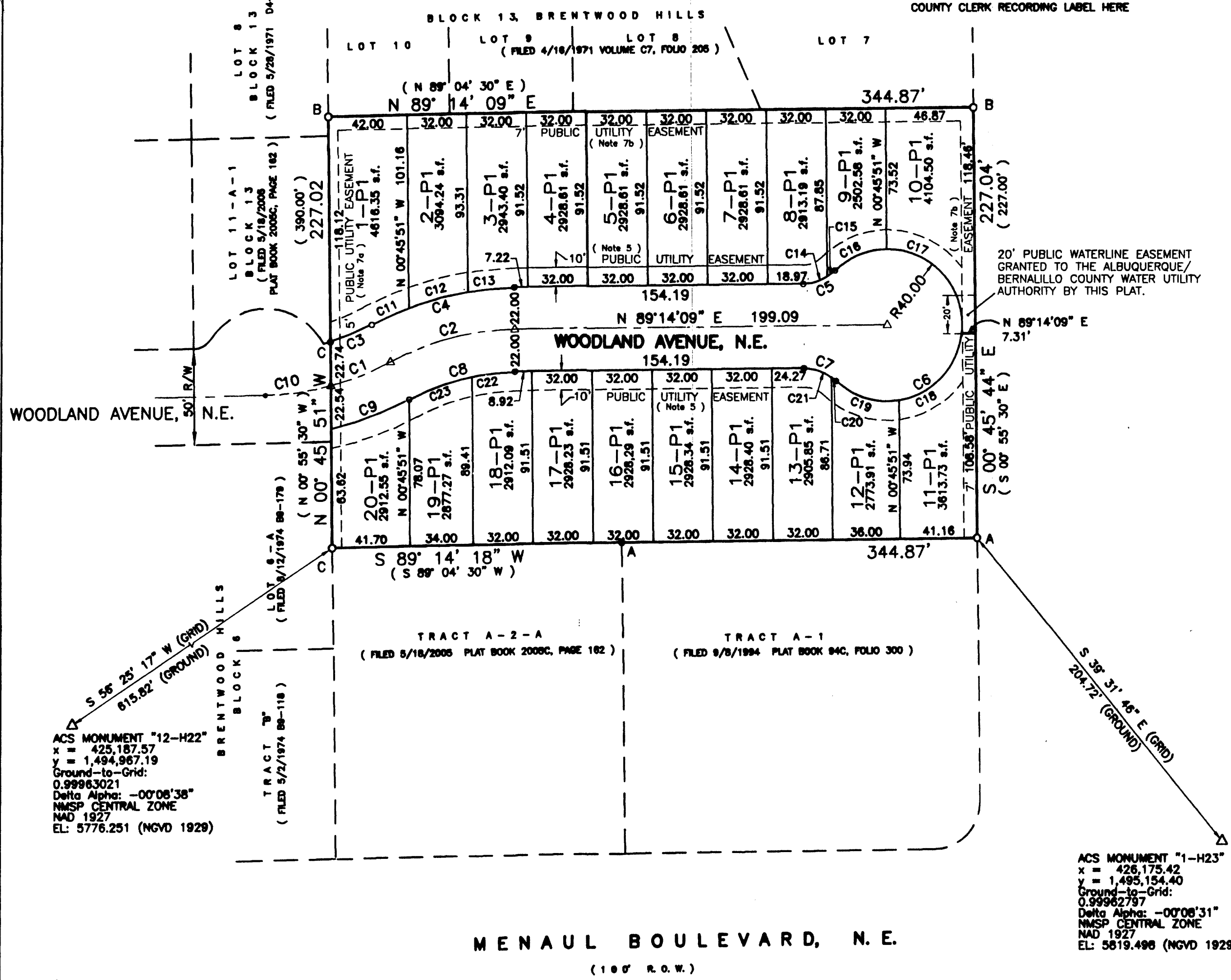
PLAT OF
TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM

NOVEMBER 2005



TRAMWAY BOULEVARD, N.E.
 (300' R.O.W.)



20' PUBLIC WATERLINE EASEMENT
 GRANTED TO THE ALBUQUERQUE/
 BERNALILLO COUNTY WATER UTILITY
 AUTHORITY BY THIS PLAT.

MONUMENTATION LEGEND

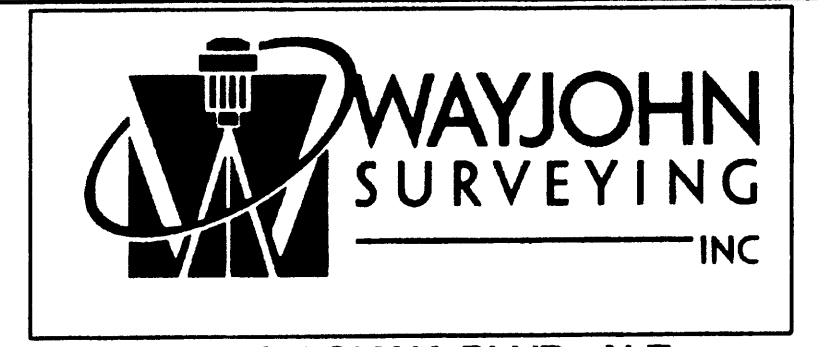
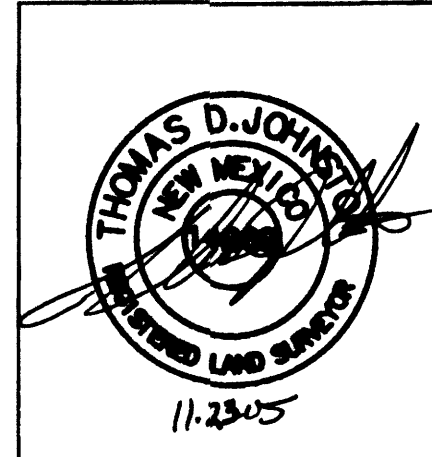
- A: FOUND #4 REBAR AND CAP "LS 6126"
- B: SET PK NAIL AND DISK "PS 14269"
- C: SET 1/2" REBAR, CAP "WAYJOHN PS 14269"

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

CURVES					
NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.
C1	12°59'26"	150.00	34.01	N 89°14'58" E	33.94
C2	26°29'00"	150.00	69.33	N 75°59'37" E	68.72
C3	10°36'54"	128.00	23.71	N 68°03'34" E	23.68
C4	26°29'00"	172.00	79.50	N 75°59'37" E	78.80
C5	43°41'27"	25.00	19.06	S 67°23'23" E	18.61
C6	272°37'06"	40.00	186.87	-	-
C7	43°41'47"	25.00	19.06	S 68°55'09" E	18.61
C8	26°29'00"	128.00	59.15	N 75°59'37" E	58.64
C9	14°44'34"	172.00	44.28	N 70°07'24" E	44.14
C10	13°29'36"	150.00	35.33	N 82°29'21" E	35.24
C11	07°12'24"	172.00	21.63	N 66°21'19" E	21.62
C12	10°59'33"	172.00	33.00	N 75°27'17" E	32.95
C13	06°17'03"	172.00	24.87	N 89°05'35" E	24.85
C14	31°24'50"	25.00	13.71	N 73°31'42" E	13.54
C15	12°18'37"	25.00	5.36	N 51°40'58" E	5.35
C16	43°52'41"	40.00	30.63	N 67°29'00" E	29.89
C17	89°49'05"	40.00	62.70	S 45°40'07" E	56.48
C18	81°36'36"	40.00	56.97	N 40°02'44" E	52.28
C19	52°04'32"	40.00	36.36	S 73°08'42" E	35.12
C20	07°34'59"	25.00	3.31	S 50°51'55" E	3.31
C21	36°06'28"	25.00	15.76	S 72°42'39" E	15.50
C22	10°23'17"	128.00	23.21	N 84°02'29" E	23.18
C23	16°05'44"	128.00	35.96	N 70°47'56" E	35.84



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K CHECKED: T D J DRAWING NO. SP 20305B	SCALE: 1" = 50' MAY 2005	FILE NO. SP-2-03-2005B SHEET 2 OF 2
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Proj 100 1778
 scanned
 10/30/06

VICINITY MAP (H-22) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PRELIMINARY PLAT OF
 TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
 MAY 2005

PUBLIC UTILITY EASEMENTS
 Public Utility Easements shown on this plat are granted for the common and joint use of:
 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
 3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
 4. Comcast Cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

LEGAL DESCRIPTION

Tract A-2-B of the Plat of Tracts A-2-A & A-2-B, BRENTWOOD HILLS, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 18, 2005, 2005, in Map Book 2005C, Page 162, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Property herein described, being a point on the Westerly Right of Way line of Tramway Boulevard, NE, from whence the ACS Monument "1-H23" (x=426,175.42, y=1,495,154.40, NMSPP Central Zone, NAD 1927) bears S 39° 31' 46" E, 204.72 feet distant;
 THENCE leaving said Westerly Right of Way line, S 89° 14' 18" W, 344.87 feet to the Southwest corner;
 THENCE, along the Westerly line of said Tract A-2-B, N 00° 45' 51" W, 227.02 feet to the Northwest corner;
 THENCE, along the Northerly line of said Tract A-2-B, N 89° 14' 09" E, 344.87 feet to the Northeast corner;
 being a point on the Westerly Right of Way line of Tramway Boulevard, NE;
 THENCE along said Westerly Right of Way line, S 00° 45' 44" E, 227.04 feet to the Point of Beginning and containing 1.7974 acres, more or less.

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution line, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

Philip Lindborg
 Philip Lindborg, Authorized representative of Dragonfly Development Inc., a New Mexico Corporation.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO.		Date
APPLICATION NO.	PRELIMINARY PLAT APPROVED BY DRB	Date
PNM Gas and Electric Services	ON 6/29/05	Date
Qwest Telecommunications		Date
Comcast Cable		Date
City Surveyor, City of Albuquerque		Date
Traffic Engineering, Transportation Division		Date
Water Utility Department		Date
Parks and Recreation, City of Albuquerque		Date
A.M.A.F.C.A.		Date
City Engineer, City of Albuquerque		Date
DRB Chairperson, Planning Department, City of Albuquerque		Date

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. H-22
- Current Zoning R-T (20 Lots, maximum)
- Gross acreage 1.7974 Acres
- Total Number of Lots created - 20 -
- No. of existing tracts: 1
- Miles of full width streets created: 0.059 mi.
- Date of Survey: February, 2004
- TALOS LOG NO.: 2004190357

PURPOSE OF PLAT:

The purpose of this plat is to replat one existing lot into twenty residential lots, dedicate public right of way and grant easements.

NOTES

- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "NM 45-3A" and NM 45-4A, and found monuments.
- All distances are ground.
- Monuments recovered and accepted or set are noted on plat.
- Record bearings and distances in parenthesis. Record dimensions from the following source:
 - Plat of Tracts A-1 and A-2, BRENTWOOD HILLS filed SEPTEMBER 8, 1994; Map Book 94C, folio 300.
- Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
- Street right-of-way is dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
- This replat shows all easements of record.
 a: Five foot public utility easement from Plat recorded in Map Book D1, Folio 63 and in Map Book 94C, Folio 300. Easement is located along westerly line of Tract A-2.
 b: Seven foot public utility easement from Plat recorded in Map Book C7, Folio 123 and in Map Book 94C, Folio 300. Easement is located along northerly line and easterly line of Tract A-2.

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.
 BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"
 NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC's, PT's, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
 Thomas D. Johnston, N.M.P.S. No. 14269

5/18/05
 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 011 057 468 026 40925
 PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURER'S OFFICE

PRELIMINARY PLAT APPROVAL:
Glen B. Harkin
 Glen B. Harkin, PS, City Surveyor, City of Albuquerque

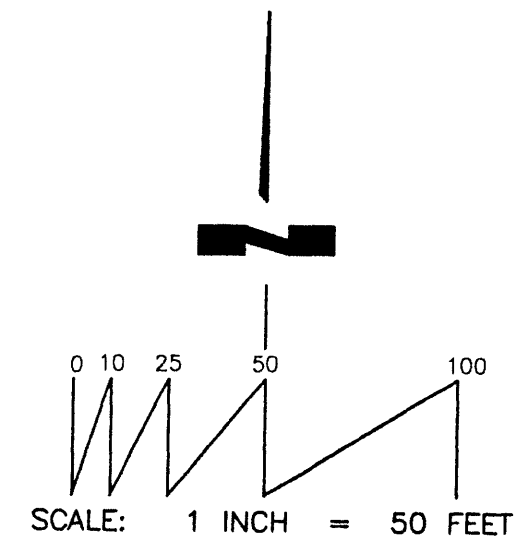
5-24-05
 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K CHECKED: T D J DRAWING NO. SP 20305B	SCALE: 1" = 50' FILE NO. SP-2-03-2005B MAY 2005 SHEET 1 OF 2

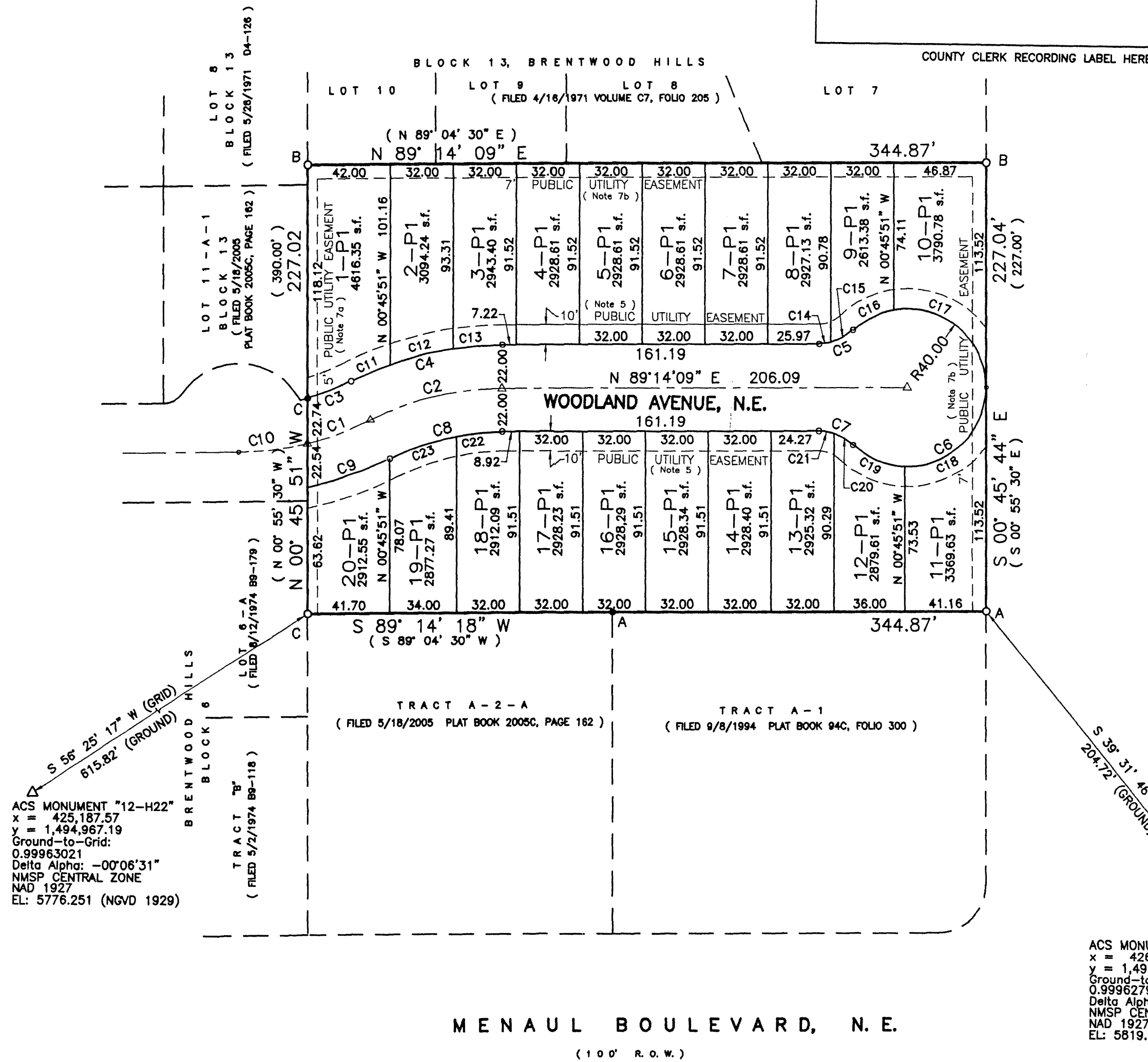
PRELIMINARY PLAT OF
TRAMWAY CROSSING
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM

MAY 2005



TRAMWAY BOULEVARD, N.E.
 (300' R.O.W.)



MONUMENTATION LEGEND

- A: FOUND #4 REBAR AND CAP "LS 6126"
- B: SET PK NAIL AND DISK "PS 14269"
- C: SET 1/2" REBAR, CAP "WAYJOHN PS 14269"

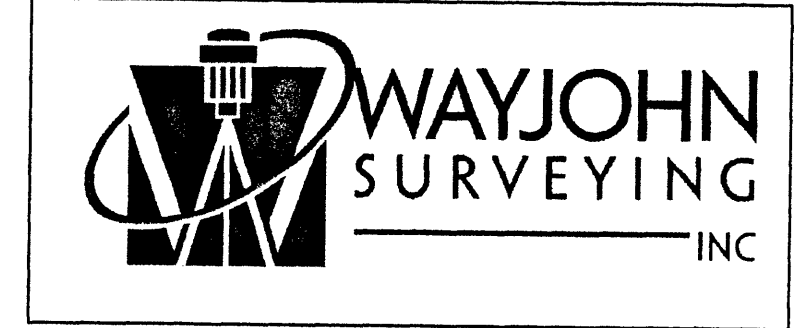
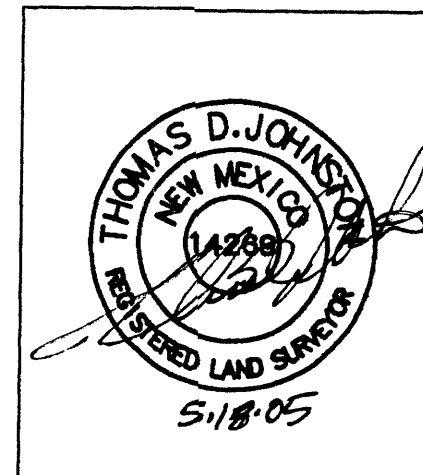
METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

CURVES

NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	DIST.
C1	12°59'26"	150.00	34.01	N 69°14'58" E	33.94
C2	26°29'00"	150.00	69.33	N 75°59'37" E	68.72
C3	10°36'54"	128.00	23.71	N 68°03'34" E	23.68
C4	26°29'00"	172.00	79.50	N 75°59'37" E	78.80
C5	43°41'27"	25.00	19.08	N 67°23'23" E	18.61
C6	272°37'06"	40.00	186.87	-	-
C7	43°41'47"	25.00	19.08	S 68°55'09" E	18.61
C8	26°29'00"	128.00	59.15	N 75°59'37" E	58.64
C9	14°44'34"	172.00	44.28	N 70°07'24" E	44.14
C10	13°29'36"	150.00	35.33	N 82°29'21" E	35.24
C11	07°12'24"	172.00	21.63	N 66°21'19" E	21.62
C12	10°59'33"	172.00	33.00	N 75°27'17" E	32.95
C13	08°17'03"	172.00	24.87	N 85°05'35" E	24.85
C14	13°57'30"	25.00	6.09	N 82°15'22" E	6.08
C15	29°43'57"	25.00	12.97	N 60°24'38" E	12.83
C16	33°48'08"	40.00	23.60	N 62°28'44" E	23.26
C17	99°53'38"	40.00	69.74	S 50°42'23" E	61.24
C18	91°40'01"	40.00	64.00	N 45°04'27" E	57.39
C19	42°01'07"	40.00	29.33	S 68°04'29" E	28.68
C20	25°40'24"	25.00	11.20	S 59°54'38" E	11.11
C21	10°01'03"	25.00	7.86	S 81°45'21" E	7.83
C22	10°23'17"	128.00	23.21	N 84°02'29" E	23.18
C23	16°05'44"	128.00	35.96	N 70°47'58" E	35.84



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005B
OWNER: DRAGONFLY DEVELOPMENT LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	CHECKED: T D J	MAY 2005	SHEET 2 OF 2
	DRAWING NO. SP 20305B		

PROJ
1001778

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10/30/06

VICINITY MAP (H-22) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 11-A-1, BLOCK 13
AND TRACTS A-2-A & A-2-B
BRENTWOOD HILLS
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 11-A, BLOCK 13 AND TRACT A-2
BRENTWOOD HILLS
WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
MARCH 2005

LEGAL DESCRIPTION

Lot numbered Eleven-A (11-A) in Block numbered Thirteen (13) of BRENTWOOD HILLS, Albuquerque, New Mexico, as the same is shown and designated on the Replat of Block 5; Lots 7, 8 and 9, Block 6; Lot 9, 10, 11 and 12, Block 13; and Lots 4, 5, and 6, Block 14, Brentwood Hills, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 14, 1971 in Volume C7, folio 205; AND Tract "A-2" of the Plat of Tracts A-1 & A-2, BRENTWOOD HILLS, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 8, 1994, in Map Book 94C, folio 300, and being more particularly described as follows:

BEGINNING at the Southeast corner of the Property herein described, being a point on the Westerly Right of Way line of Tramway Boulevard, NE, from whence the ACS Monument "1-H23" (x=426,175.42, y=1,495,154.40, NMSF Central Zone, NAD 1927) bears S 39°31'46" E, 204.72 feet distant;
THENCE leaving said Westerly Right of Way line, S 89°14'18" W, a distance of 189.99 feet;
THENCE S 00°44'59" E, a distance of 163.06 feet to a point on the Northerly Right of Way line of Menaul Boulevard, NE;
THENCE following said Right of Way line, S 89°16'10" W, a distance of 154.84 feet to the Southwest corner of the Property herein described;
THENCE leaving said Northerly Right of Way line, N 00°45'51" W, a distance of 255.00 feet to a point of curve, being a point on the Easternmost end of Woodland Avenue, NE and also being the Southernmost corner of said Lot 11-A;
THENCE following the Northerly Right of Way line of Woodland Avenue, along a curve to the left having a radius of 35.00 feet, a central angle of 115°30'19", chord bearing N 73°29'26" W a distance of 66.84 feet, an arc length of 72.39 feet to a point of reverse curve;
THENCE continuing along said Right of Way line along a curve to the right having a radius of 11.20 feet, a central angle of 55°27'08", chord bearing S 61°30'09" W a distance of 10.42 feet, an arc distance of 10.84 feet to the Southwest corner of Lot 11-A;
THENCE leaving said Right of Way line, N 00°45'51" W, a distance of 110.00 feet to the Northwest corner of Lot 11-A also being the Northwest corner of the Property herein described;
THENCE N 89°14'09" E, a distance of 73.05 feet;
THENCE N 00°45'51" W, a distance of 10.00 feet to the Northwest corner of Tract "A-2";
THENCE N 89°14'09" E, a distance of 344.87 feet to the Northeast corner of the Property herein described, being a point on the Westerly Right of Way line of Tramway Boulevard, NE;
THENCE following said Right of Way line, S 00°45'44" E, a distance of 227.04 feet to the Southeast corner of the Property herein described and the place of beginning, containing 2.5408 acres, more or less.

PRELIMINARY PLAT
APPROVED BY DRB
ON 4-13-05

- APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
- PROJECT NO. _____ APPLICATION NO. _____
- DRB Chairperson, Planning Department, City of Albuquerque _____ Date _____
 - Traffic Engineer, City of Albuquerque _____ Date _____
 - Water Utilities Department, City of Albuquerque _____ Date _____
 - City Surveyor, City of Albuquerque _____ Date 3-8-05
 - Parks and Recreation, City of Albuquerque _____ Date _____
 - A.M.A.F.C.A. _____ Date _____
 - City Engineer, City of Albuquerque _____ Date _____

SUBMISSION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. H-22
3. Current Zoning C-1 (TR. A-2), R-1 (LOT 11-A)
4. Gross acreage 2.5408 Acres
5. Total Number of Lots/tracts/parcels as replatted: 3
6. No. of existing lots/tracts: 2
7. Miles of full width streets created: 0.0 mi.
8. Date of Survey: February, 2005
9. TALOS LOG NO.: 2005103054

PURPOSE OF PLAT:

The purpose of this plat is to replat one existing tract into two tracts and dedicate public right of way, and to replat one existing lot.

NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "NM 45-3A" and NM 45-4A, and found monuments.
2. All distances are ground.
3. Monuments recovered and accepted or set are noted on plat.
4. Record bearings in parenthesis. Record bearings from the following sources:
Replat Block 5; Lots 7, 8 & 9, Block 6; Lots 9, 10, 11 & 12, Block 13; Lots 4 & 5, Block 14; BRENTWOOD HILLS, filed April 16, 1971; Vol. C7, folio 205
Plat of Tracts A-1 & A-2, BRENTWOOD HILLS, filed September 8, 1994; Map Book 94C, folio 300
5. No easements have been granted with this replat
6. Additional right-of-way is dedicated to the City of Albuquerque in fee simple with warranty by this plat as dimensioned, detailed and annotated hereon.
7. This replat shows all easements of record.
 - a: Five foot public utility easement from Plat recorded in Map Book D1, Folio 63 and in Map Book 94C, Folio 300. Easement is located along westerly line of Tract A-2.
 - b: Seven foot public utility easement from Plat recorded in Map Book C7, Folio 123 and in Map Book 94C, Folio 300. Easement is located along northerly line and easterly line of Tract A-2.
 - c: Private access easement for the benefit of Tract A-1 located along southerly boundary of Tract A-2, as shown on Plat recorded in Map Book 94C, Folio 300.
 - d: Seven foot public utility easement from Plat recorded in Map Book C7, Folio 205. Easement is located along northerly and easterly lines of Lot 11-A

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 022 059 504 331 11008 1 022 059 502 346 11039

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE

FREE CONSENT

The replating of Lot 11-A, Block 13 Brentwood Hills and Tract A-2, Brentwood Hills and the dedication of additional street right-of-way to the City of Albuquerque, New Mexico, a New Mexico municipal corporation, in fee simple with warranty covenants, is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Robert F. McKeen
Robert F. McKeen

Iris M. McKeen
Iris M. McKeen

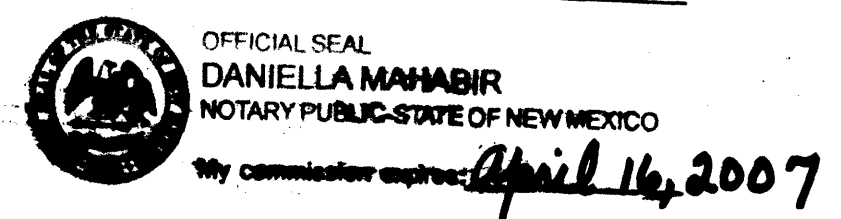
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 7 day of March, 2005, the foregoing instrument was acknowledged before me by Robert F. McKeen and Iris M. McKeen, owners of Lot 11-A, Block 13, BRENTWOOD HILLS

My Commission expires April 16, 2007

Daniella Mahabir
Daniella Mahabir
Notary Public



Harold Chaffee
Harold Chaffee, General Partner, Chaffee Family Limited Partnership

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 7th day of March, 2005, the foregoing instrument was acknowledged before me by Harold Chaffee, General Partner, The Chaffee Family Limited Partnership, owner of Tract A-2, BRENTWOOD HILLS, on behalf of said limited partnership.

My Commission expires Aug. 10, 2007

H. Veitch
Notary Public



SURVEYOR'S CERTIFICATE

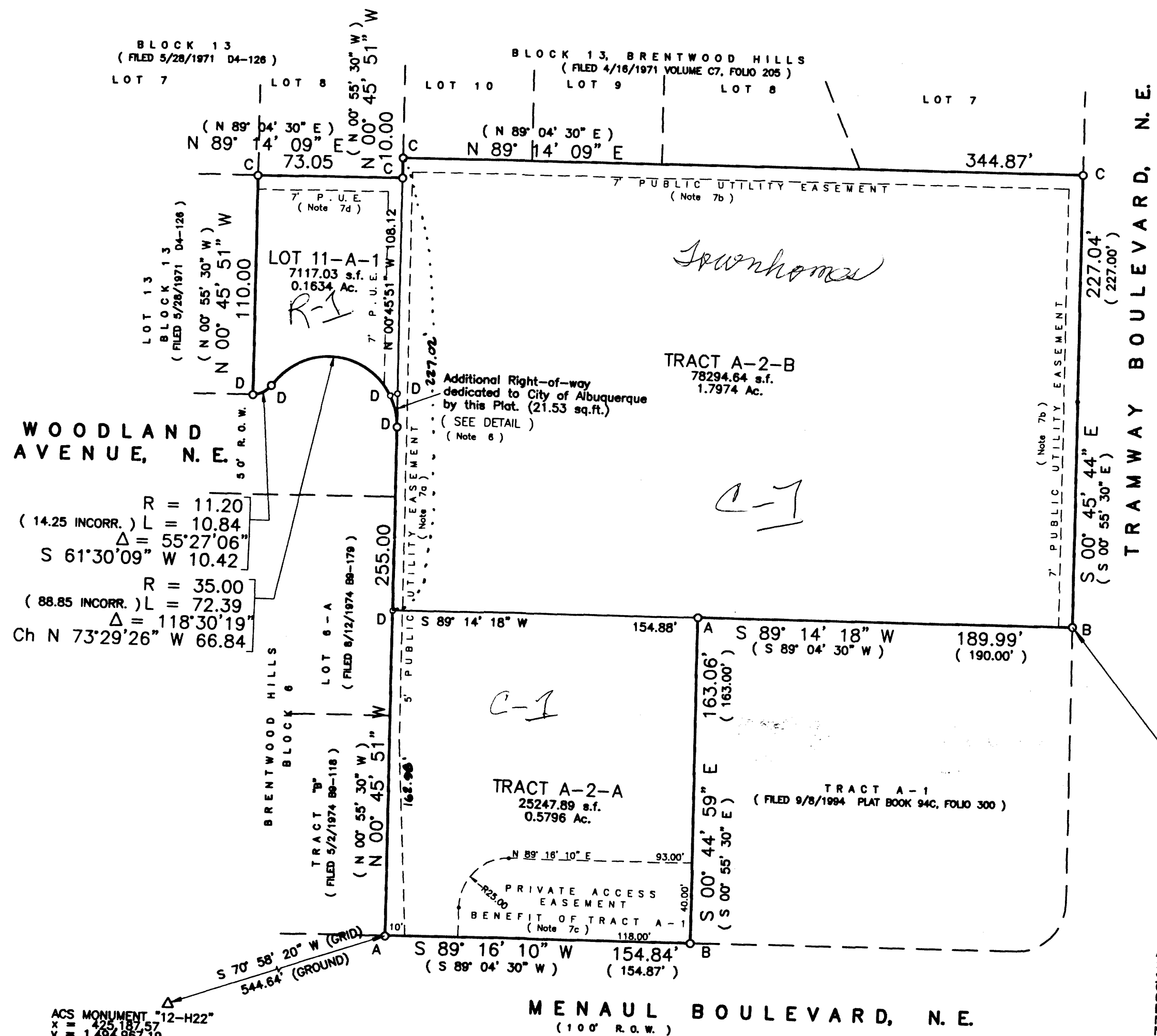
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston
Thomas D. Johnston, N.M.P.S. No. 14269
Date 3-07-05

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK OWNERS: CHAFFEE FAMILY LTD. PARTNERSHIP (TRA-2) ROBERT & IRIS MCKEEN (LOT 11-A) LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K CHECKED: T D J DRAWING NO. SP-2-03-2005	SCALE: 1" = 50' FILE NO. SP-2-03-2005 SHEET 1 OF 2

PLAT OF
 LOT 11-A-1, BLOCK 13
 AND TRACTS A-2-A & A-2-B
BRENTWOOD HILLS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 11-A, BLOCK 13 AND TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
 MARCH 2005

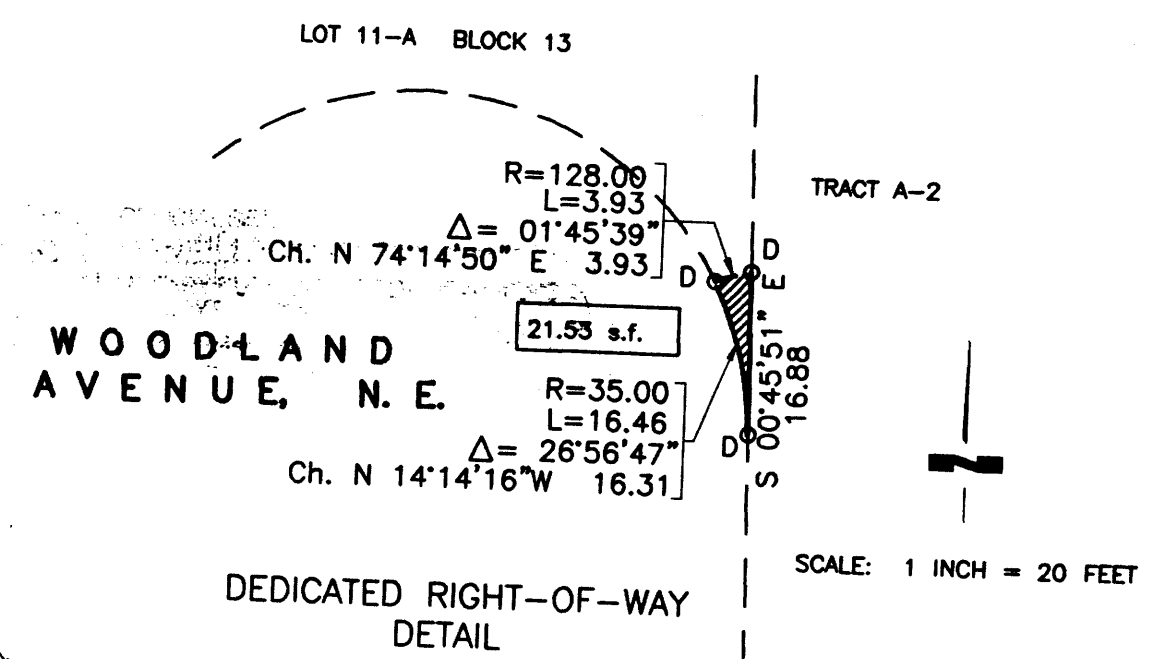
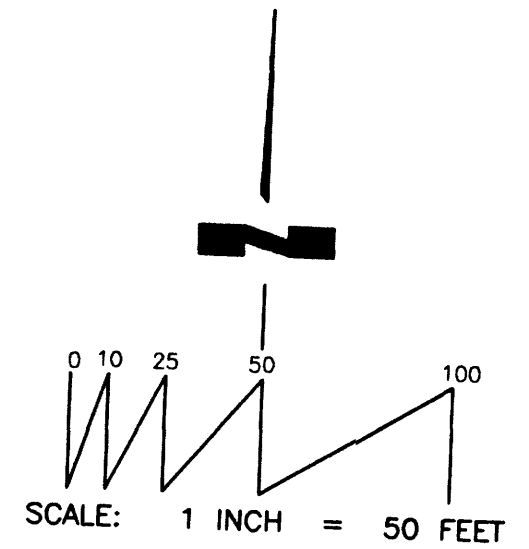
COUNTY CLERK RECORDING LABEL HERE



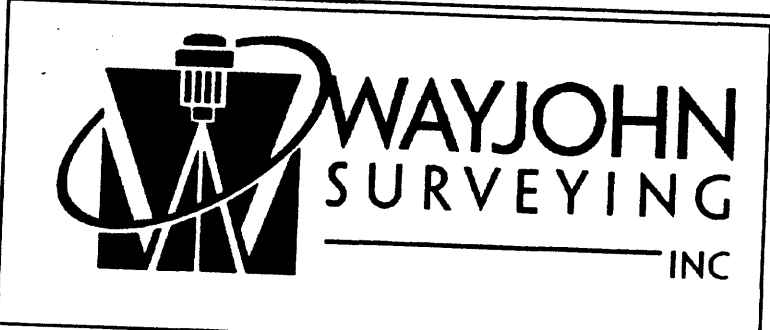
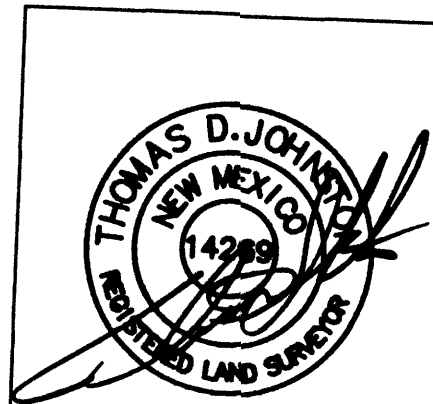
WOODLAND AVENUE, N.E.
 R = 11.20
 (14.25 INCORR.) L = 10.84
 $\Delta = 55^{\circ}27'06''$
 S 61°30'09" W 10.42
 R = 35.00
 (88.85 INCORR.) L = 72.39
 $\Delta = 118^{\circ}30'19''$
 Ch N 73°29'26" W 66.84

ACS MONUMENT "12-H22"
 x = 125.187, 57
 y = 1494.987, 19
 Ground-to-Grid:
 0.99982797
 Delta Alpha: -00°08'38"
 NAD 1927
 EL: 5776.251 (NGVD 1929)

MONUMENTATION LEGEND
 A: FOUND #4 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP "LS 6126"
 C: SET PK NAIL AND DISK "PS 14269"
 D: SET 1/2" REBAR, CAP "WAYJOHN PS 14269"
 ALL FOUND MONUMENTS TAGGED "WAYJOHN PS 14269"



ACS MONUMENT "1-H23"
 x = 428.175, 42
 y = 1495.154, 40
 Ground-to-Grid:
 0.99982797
 Delta Alpha: -00°08'31"
 NAD 1927
 EL: 5819.495 (NGVD 1929)



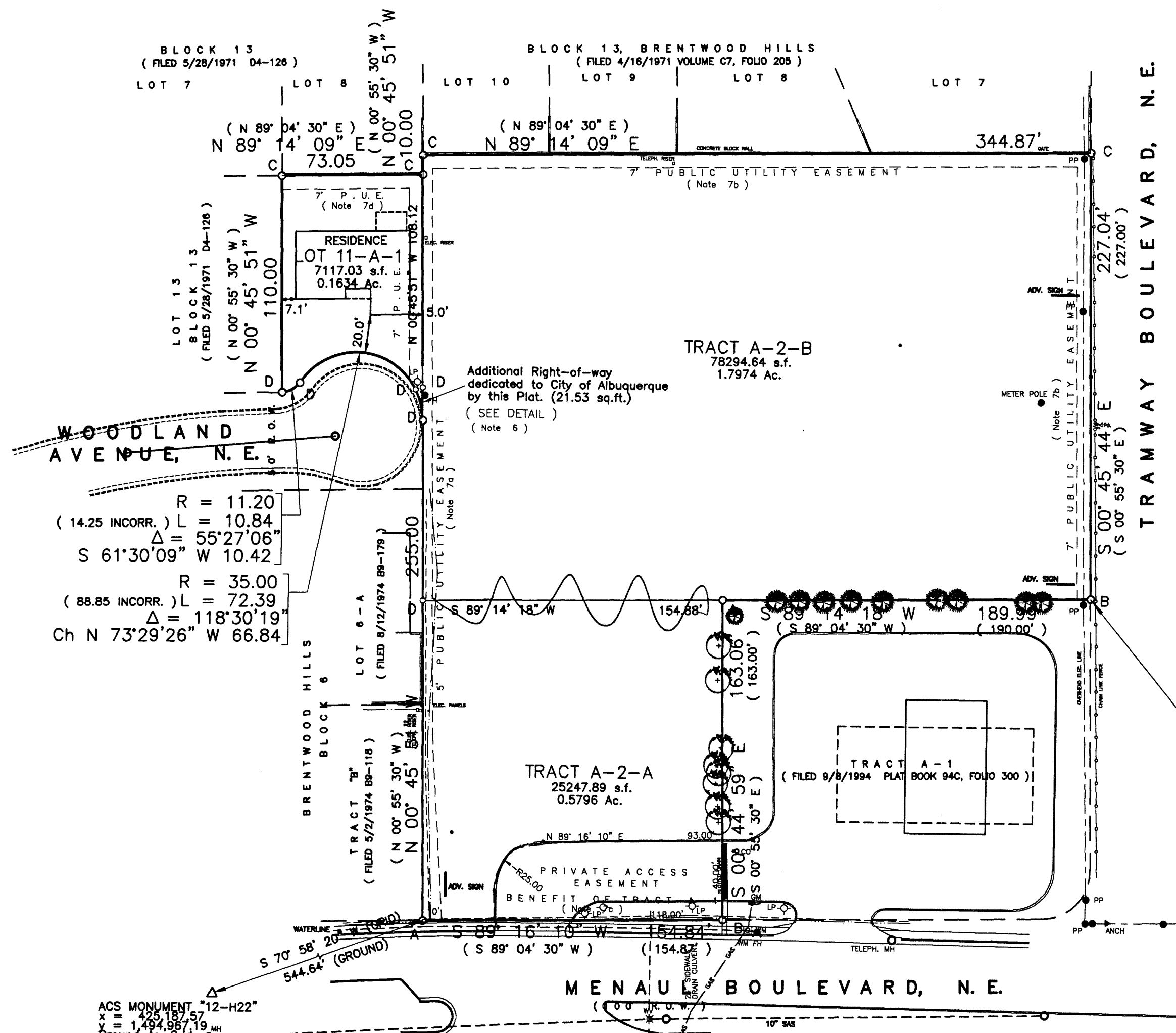
330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNERS: CHAFFEE FAMILY LTD. PARTNERSHIP, (TRA-2) ROBERT & IRIS MCKEEN (LOT 11-A) LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-2-03-2005
	CHECKED: T D J	DRAWING NO. SP-2-03-2005	MAR 2005 SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE

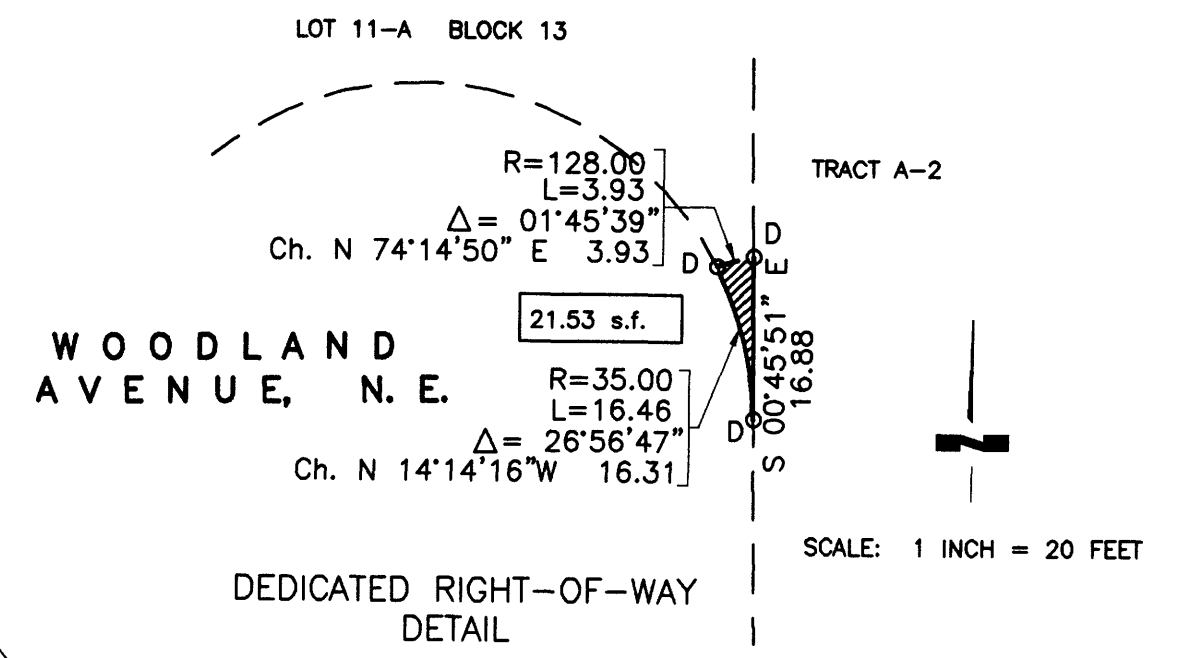
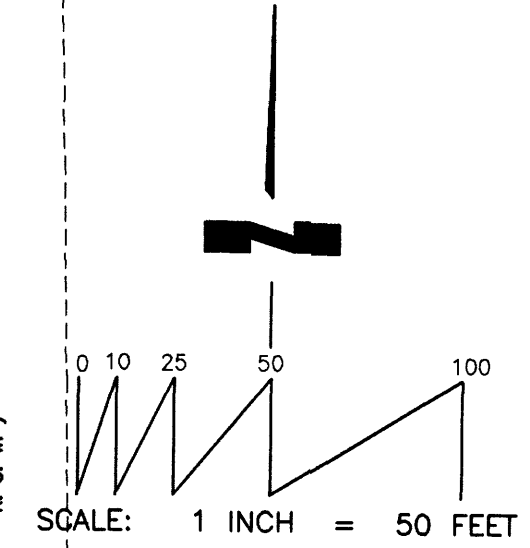
PLAT OF
 LOT 11-A-1, BLOCK 13
 AND TRACTS A-2-A & A-2-B
BRENTWOOD HILLS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 11-A, BLOCK 13 AND TRACT A-2
 BRENTWOOD HILLS
 WITHIN NE 1/4 SECTION 10, T. 10 N., R. 4 E., NMPM
 MARCH 2005

EXISTING CONDITIONS



$R = 11.20$
 (14.25 INCORR.) $L = 10.84$
 $\Delta = 55^{\circ}27'06''$
 $S 61^{\circ}30'09'' W 10.42$

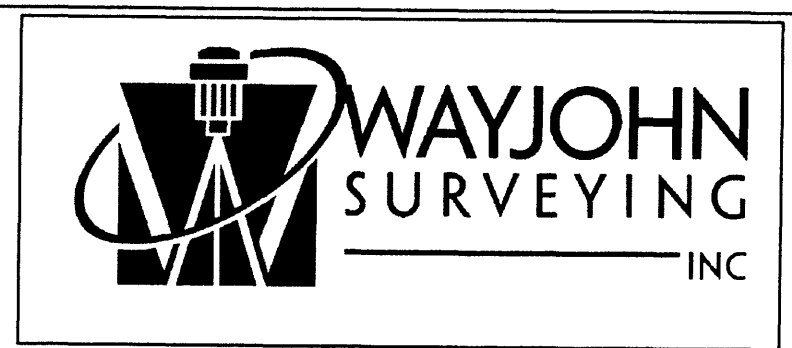
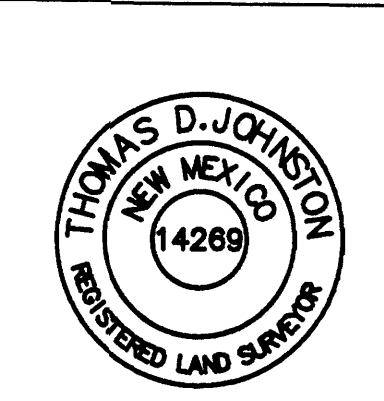
 $R = 35.00$
 (88.85 INCORR.) $L = 72.39$
 $\Delta = 118^{\circ}30'19''$
 $Ch N 73^{\circ}29'26'' W 66.84$



ACS MONUMENT "12-H22"
 $x = 428.187.57$
 $y = 1,494.887.19$
 Ground-to-Grid:
 0.99962797
 Delta Alpha: $-00^{\circ}06'31''$
 NAD 1927
 EL: 5776.251 (NGVD 1929)

ACS MONUMENT "1-H23"
 $x = 426.175.42$
 $y = 1,495.154.40$
 Ground-to-Grid:
 0.99962797
 Delta Alpha: $-00^{\circ}06'31''$
 NAD 1927
 EL: 5819.50 (NGVD 1929)

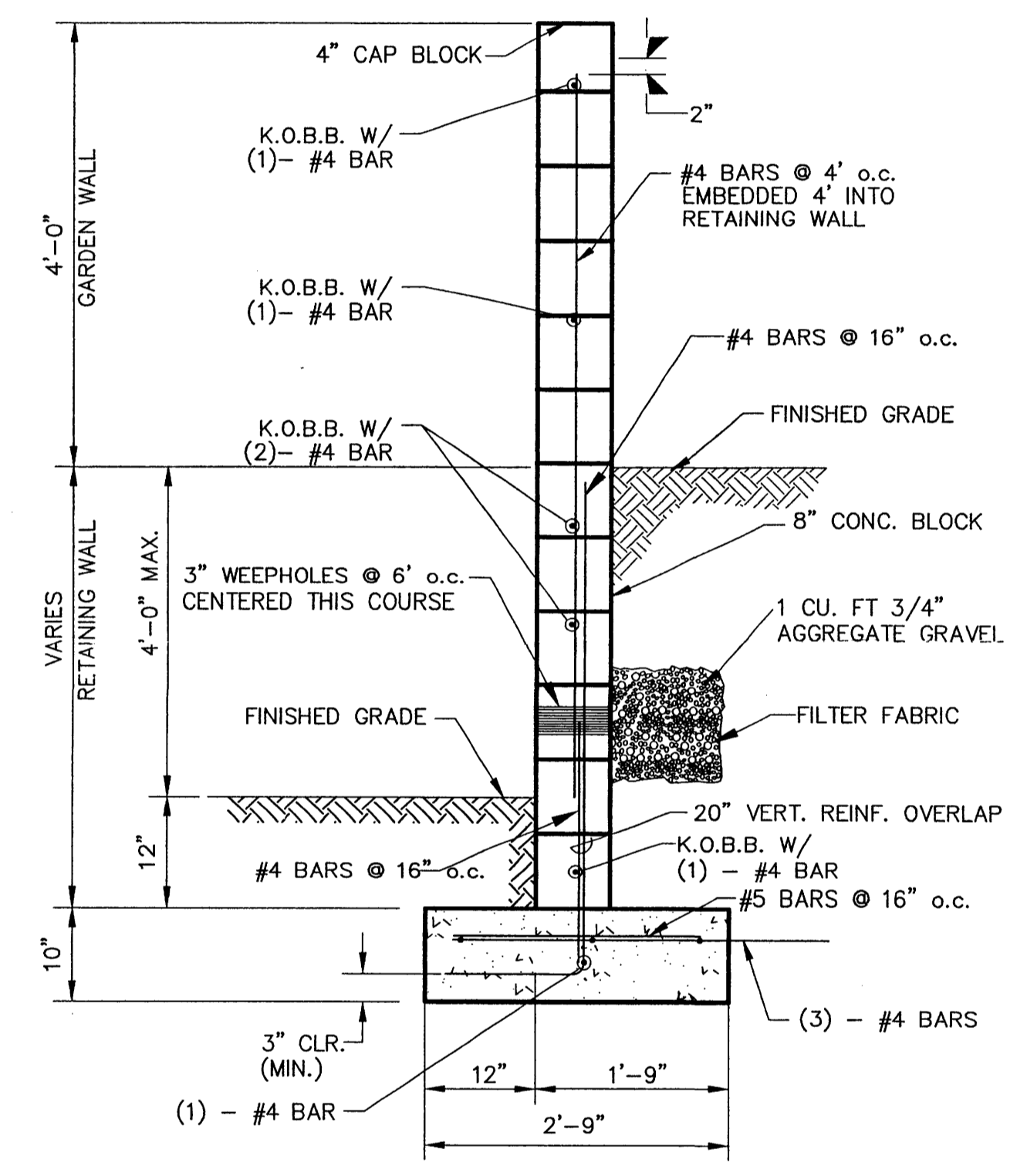
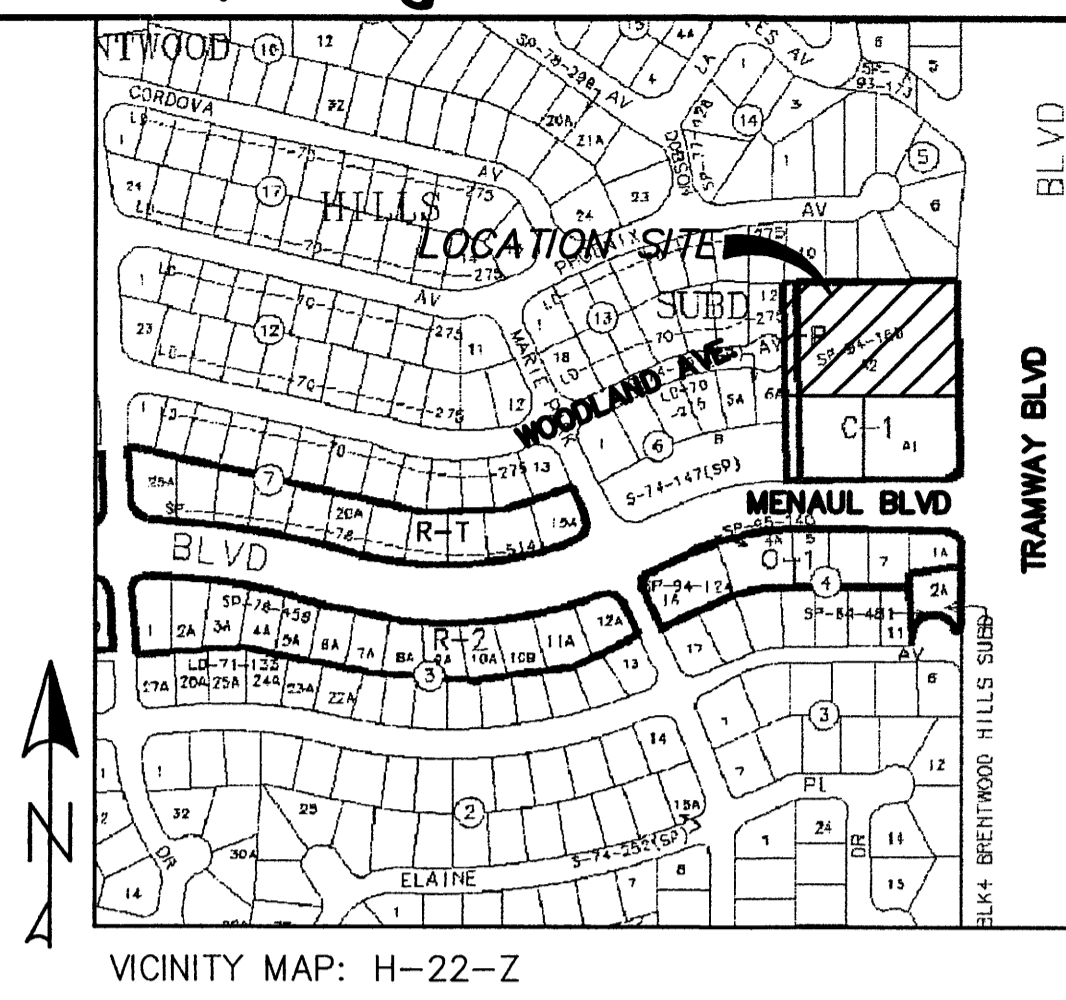
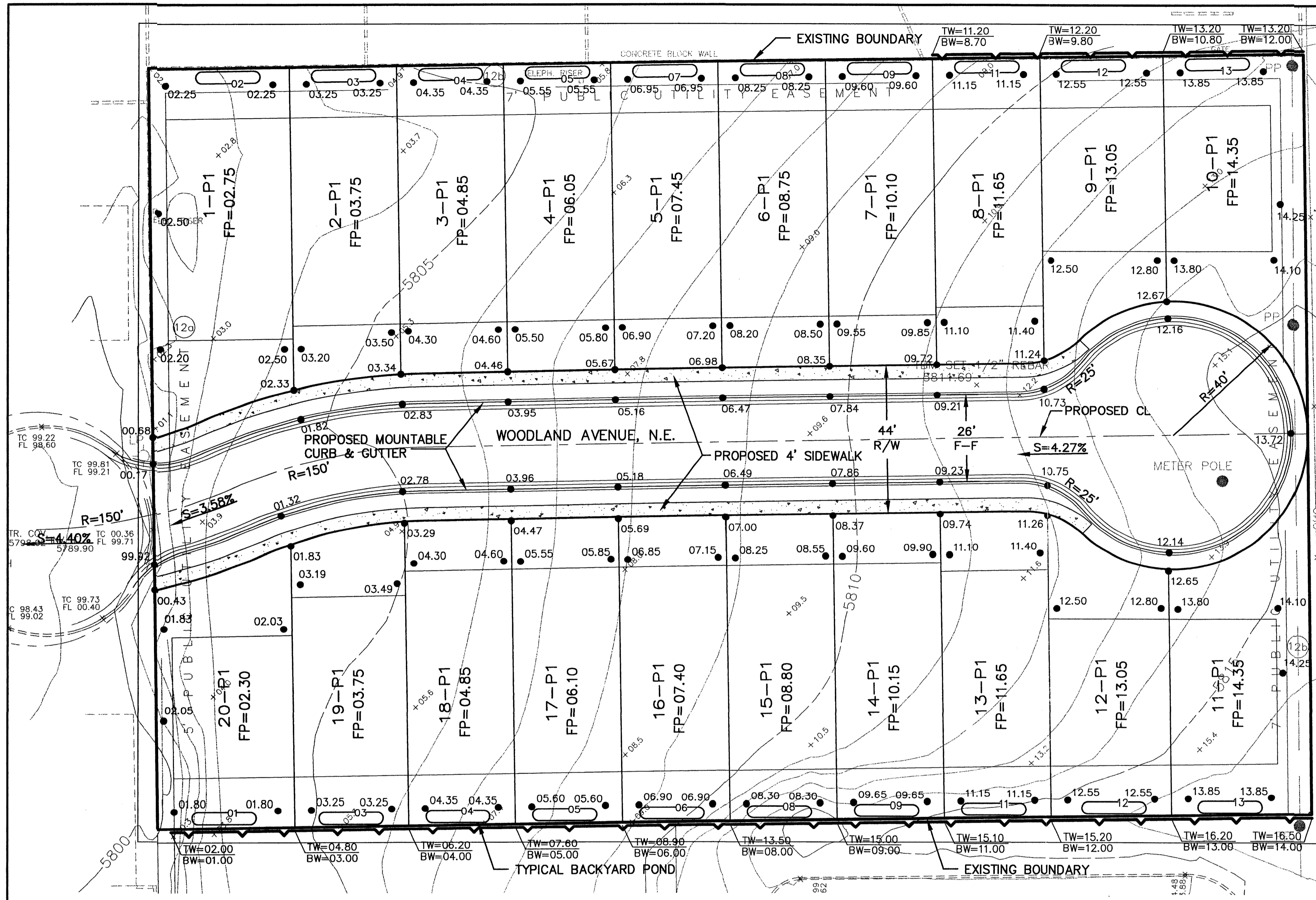
- MONUMENTATION LEGEND
- A: FOUND #4 REBAR - NO CAP
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INDEXING INFORMATION FOR COUNTY CLERK OWNERS: CHAFFEE FAMILY LTD. PTRNSHIP. (TRA-2) ROBERT & IRIS MCKEEN (LOT 11-A) LOCATION: SECTION 10 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: BRENTWOOD HILLS	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-
	CHECKED: T D J		
	DRAWING NO. SP	MAR 2005	SHEET 2 OF 2

Plan 1001778 scanned 10/30/06



TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION

DRAINAGE PLAN:

LOCATION AND DESCRIPTION

THE PROPOSED SITE IS TRACT A-2-B, BRENTWOOD HILLS. THE SITE IS LOCATED AT THE EAST END OF WOODLAND AVENUE NEAR THE INTERSECTION OF MENAUL BLVD. AND TRAMWAY BLVD. THE SITE WILL BE DEVELOPED INTO A LOT SUBDIVISION WITH TOWNHOMES. THE AREA OF TRACT A-2-B IS 1.80 ACRES. THE SITE IS CURRENTLY VACANT WITH SPARSE VEGETATION.

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED NOVEMBER 19, 2003 (PANEL NO. 35001C0376 E) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 4. THE 100-YEAR, 6-HOUR STORM IS 2.90 INCHES.

THE SITE CURRENTLY DRAINS FROM EAST TO WEST TO WOODLAND AVENUE, WHICH IS A CUL-DE-SAC. THE PEAK RUNOFF DRAINING TO WOODLAND FROM THE VACANT SITE IS 3.96 CFS. THERE ARE 13 LOTS THAT DRAIN TO WOODLAND AVENUE CUL-DE-SAC. THE PEAK RUNOFF DRAINING TO WOODLAND FROM THE 13 LOTS IS 12.23 CFS. THEREFORE, AT THE WEST END OF WOODLAND AVE. AT MARIE PARK DRIVE A THE PEAK FLOW IS 16.2 CFS.

DEVELOPED DRAINAGE CONDITIONS:

IN THE FUTURE, THE PROPERTY WILL BE SUBDIVIDED INTO 20 LOTS WITH TOWNHOMES. SINCE THE TOWNHOMES WILL GENERALLY HAVE COMMON WALLS WITH NO SIDEYARDS, THE BACKYARD OF EACH LOT WILL DRAIN TO A SMALL POND LOCATED NEAR THE REAR WALL. RUNOFF FROM THE ENTIRE ROOF OF EACH TOWNHOME WILL DRAIN TO THE FRONT OF THE LOT AND INTO THE STREET. THE BACKYARD POND WILL BE SIZED TO INCLUDE THE RUNOFF FROM THE BACKYARD ONLY. DUE TO THE HIGH DENSITY OF THE SUBDIVISION, TYPE D LAND TREATMENT FOR THE DEVELOPED CONDITION IS 84%.

THE DEVELOPED RUNOFF FROM THE SUBDIVISION AT THE EXISTING WOODLAND CUL-DE-SAC BULB IS 8.55 CFS, INCLUDING NO CREDIT FOR BACKYARD PONDING. THE 26 FOOT-WIDE STREET WITH MOUNTABLE CURB HAS A SLOPE OF 3.85%. THE STREET CAPACITY CALCULATION SHOWS THAT THE NORMAL DEPTH IS 0.20 FEET AND THE ENERGY GRADE DEPTH IS 0.50 FEET, WHICH IS LESS THAN 0.51 FEET AT THE RIGHT-OF-WAY LINE. ADDING THE RUNOFF FROM THE SUBDIVISION AND THE RUNOFF FROM THE EXISTING LOTS THAT DRAIN TO WOODLAND RESULTS IN A PEAK FLOW OF 20.78 CFS AT MARIE PARK DRIVE. THE EXISTING WOODLAND DRIVE IS 32 FOOT FACE-TO-FACE WITH STANDARD CURB AT A SLOPE OF 4.40%. THE STREET CAPACITY CALCULATION AT MARIE PARK DRIVE SHOWS THAT THE NORMAL DEPTH IS 0.27 FEET AND THE ENERGY GRADE DEPTH IS 0.76 FEET, WHICH IS LESS THAN 0.85 FEET AT THE RIGHT-OF-WAY. THEREFORE, AT BOTH LOCATIONS THE PEAK FLOW REMAINS WITHIN THE STREET RIGHT-OF-WAY.

APPROVED FOR ROUGH GRADING

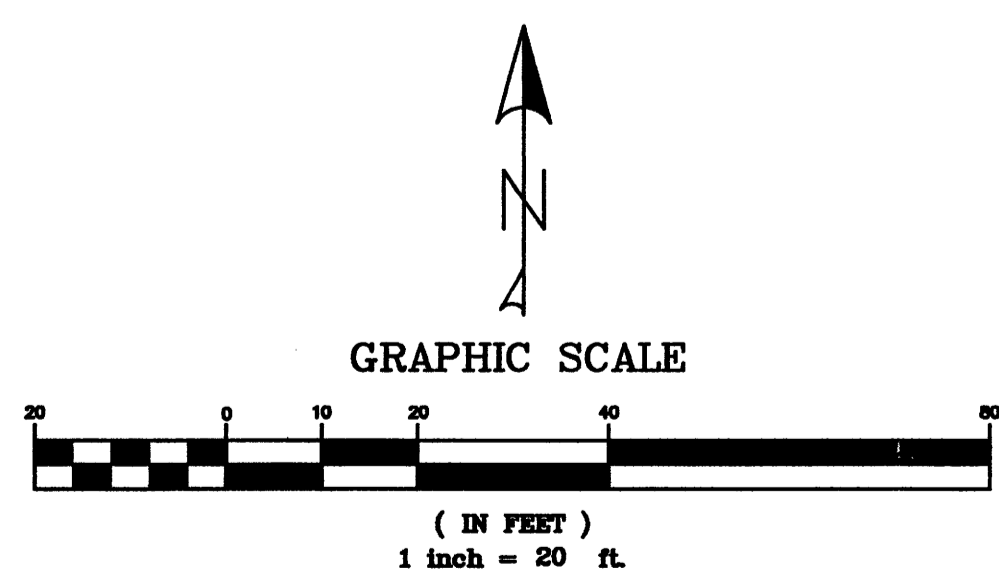
SIGNATURE _____ DATE _____

100-YEAR HYDROLOGIC CALCULATIONS

BASIN ID	AREA (ac.)	LAND TREATMENT				PEAK FLOW (CFS)	RUNOFF 6-HR (CF)
		A	B	C	D		
EXISTING CONDITIONS							
SUBDIVISION	1.80	1.8	0	0	3.96	0.120	
WOODLAND AVE.	2.92	0	0.80	0.81	1.31	0.459	
PROPOSED CONDITIONS							
SUBDIVISION	1.80	0	0.23	0.24	1.33	0.343	

LEGEND

- FP=02.00 FINISHED PAD SITE ELEVATION
- 01.00 PROPOSED SPOT ELEVATION
- TW=02.00 TOP OF CURB AND FLOWLINE ELEVATIONS
- BW=01.00
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED RETAINING WALL SEE SHEET 2 FOR DETAIL
- PROPOSED MOUNTABLE CURB AND GUTTER



AS BUILT INFORMATION

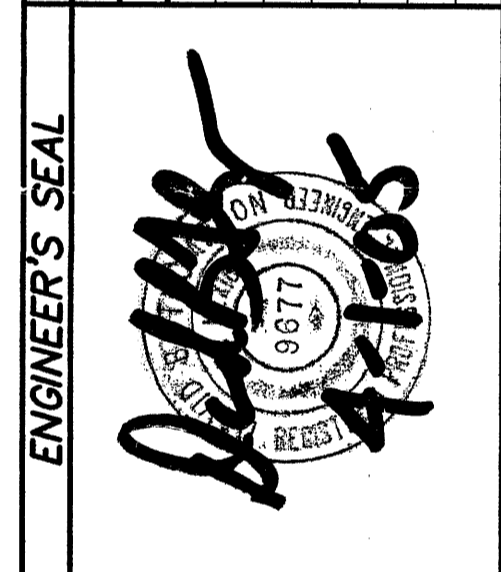
CONTRACTOR	DATE
WISBY	
INSPECTOR'S DATE	DATE
FIELD	
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	
NO.	

BENCH MARK

ACS MONUMENT	"1" - H23"
X	426.175.42
Y	1.495.154.40
GROUND-TO-GRID:	0.99962797
DELTA ALPHA:	-00'08.31"
NMSP CENTRAL ZONE	
NAD 1927	
ELEV:	5819.50 (NGVD 1929)

SURVEY INFORMATION

NO.	DATE	BY

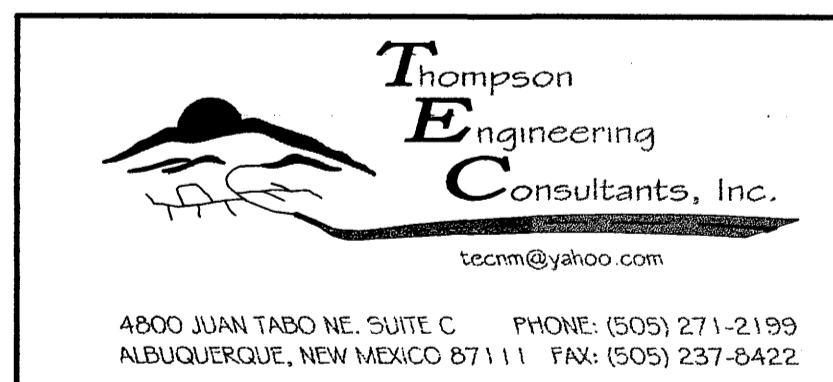


REMARKS

NO.	DATE	BY

DESIGN

DESIGNED BY	DATE
DEM	
DRAWN BY	DATE
DEM	
CHECKED BY	DATE
DBT	



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT
GRADING & DRAINAGE PLAN
TRAMWAY CROSSING

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No. XXXX.XX Zone Map No. H-22-Z Sheet 1 Of 1